



Hobgate Acomb, York YO24 4HH

£750,000



Situated in one of York's most sought after residential streets, this substantial four bedroom home has been owned by the same family since the 1950s and offers an exceptional opportunity for those looking to create a standout family residence. The property has been well maintained over the years but would now benefit from modernisation throughout. With generous proportions, a west facing garden backing onto allotments and excellent potential for extension subject to the necessary permissions, homes of this calibre and location rarely come to the market.

A front lobby opens into a central hallway giving access to the main living spaces. To the left is a front to back lounge dining room with a bay window to the front and sliding doors onto the rear garden. Across the hallway is a formal dining room with a bay window overlooking the garden. There is understairs storage and a cloakroom W.C. To the rear is a breakfast room open plan to the kitchen, an area offering great scope for reconfiguration and modernisation.

A side extension covers the passageway between the house and the large tandem garage which has an electric door and an adjoining rear workshop. To the opposite side of the property is an additional external storage room. Externally the property offers a front garden and driveway.

To the first floor are four well proportioned bedrooms, a family bathroom and a separate W.C.

The west facing rear garden enjoys an open aspect backing onto the allotments, providing privacy and an attractive outlook.

This is a rare opportunity to secure a home with significant potential in one of York's most desirable locations. Early viewing is highly recommended.

Council Tax Band F

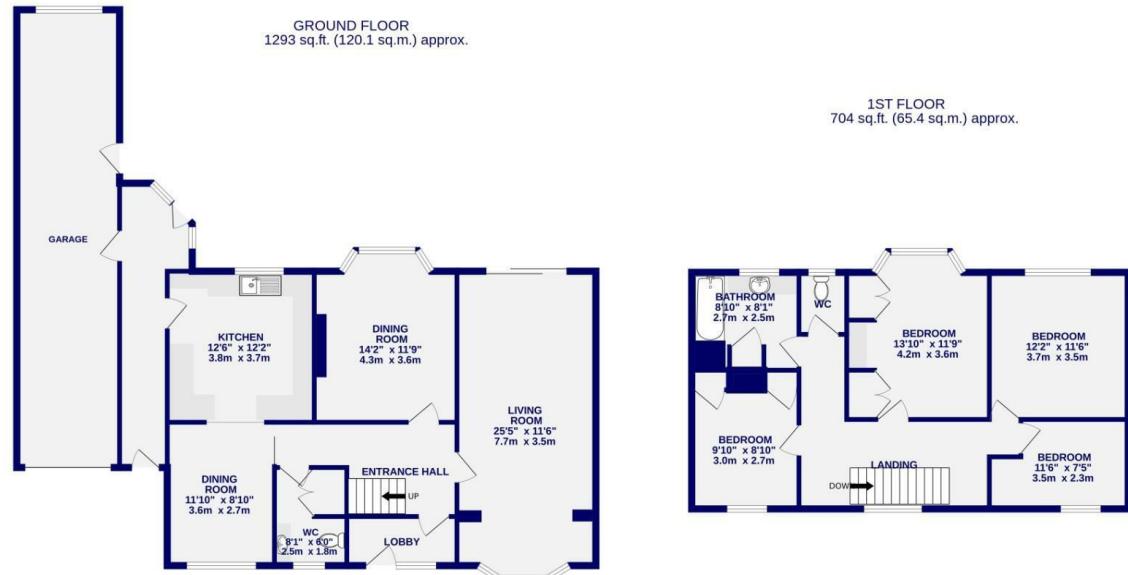




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Freehold
Council Tax Band - F

- Detached House
- Four Bedrooms
- Large Tandem Garage, Workshop and Side Store
- In Need Of Modernisation
- West Facing Rear Garden Over Looking Allotments
- No Onward Chain
- EPC TBC



TOTAL FLOOR AREA: 1997 sq.ft. (185.6 sq.m.) approx.
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