



Lavender Grove Acomb, York YO26 5RX

£275,000



Located in the ever-popular residential area of Acomb, within walking distance of York Railway Station, the city centre and an excellent range of local amenities, is this three-bedroom semi-detached home. Lovingly owned for many years, the property has been carefully cared for throughout and now presents an exciting opportunity for a new owner to modernise and potentially extend, subject to the necessary planning permissions.

Internally, the property opens into an entrance hall leading through to a bright and spacious reception area. To the front is the dining room, enhanced by a charming bay window, while to the rear is a comfortable living room that flows into a conservatory extension overlooking the generous south-facing garden, creating an ideal space for both everyday living and entertaining. The ground floor is completed by a fitted kitchen offering a range of wall and base units, providing ample storage and worktop space.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in storage, alongside a single bedroom and a three-piece family bathroom.

Externally, the property enjoys a substantial south-facing rear garden, predominantly laid to lawn and bordered by mature hedging and established planting, offering a wonderful degree of privacy and excellent potential for keen gardeners or families. Set back from the house is a car port, while a driveway to the front offers off-street parking.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-loved home in a highly sought-after location, with excellent scope to create a superb long-term family residence. Early viewing is highly recommended.





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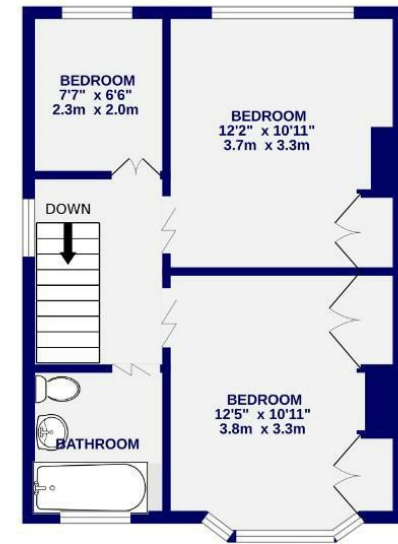
Freehold
Council Tax Band - B

- Semi Detached House
- Three Bedrooms
- Long South Facing Rear Garden
- Driveway Parking & Car Port
- Ideal Home For Families Or First Time Buyers
- Popular Residential Area
- No Onward Chain
- EPC D

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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