



# Queenswood Grove , York YO24 4PP

£325,000



A well-proportioned three-bedroom semi-detached home occupying an excellent corner position in this popular residential area of York. The property is ideally placed for local amenities, with Acomb Front Street offering a good selection of independent shops, cafés and local services, whilst nearby Hob Moor provides attractive green space. A choice of schools are also within easy reach, with convenient access to York city centre, the railway station and surrounding road networks.

The welcoming entrance hall features original parquet flooring and leads through to the living and dining room, where parquet flooring remains beneath the carpet. The kitchen is well appointed with tiled flooring, a useful pantry and a range of fitted appliances.

There are three well-proportioned bedrooms, including a principal bedroom with extensive fitted wardrobes and drawer units. The third bedroom has a built-in single bed with useful storage beneath. The family bathroom was replaced in 2002, with further benefits including a new boiler installed in 2025 and a fully insulated loft.

Outside, the property occupies a generous corner plot with a beautifully maintained, enclosed south-facing garden, predominantly laid to paving and providing an excellent space for relaxing and entertaining. A large single garage with electric door, power and lighting provides valuable additional storage.

A well-maintained three-bedroom home with a generous corner plot, excellent storage, south-facing garden and garage, offering an exciting opportunity to make it your own in a convenient York location.



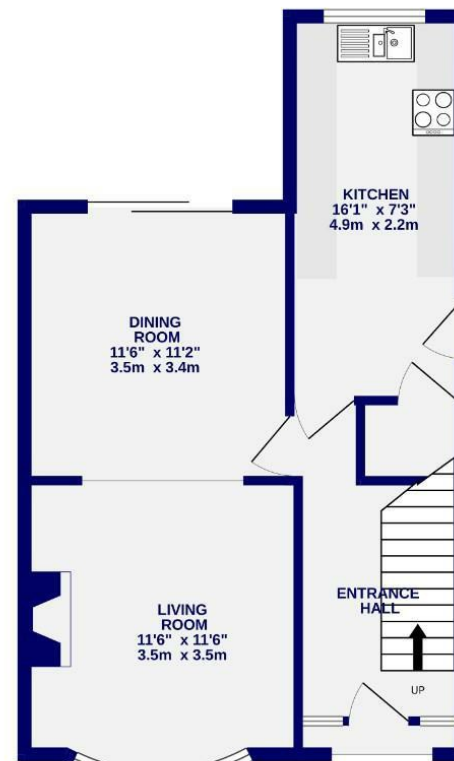


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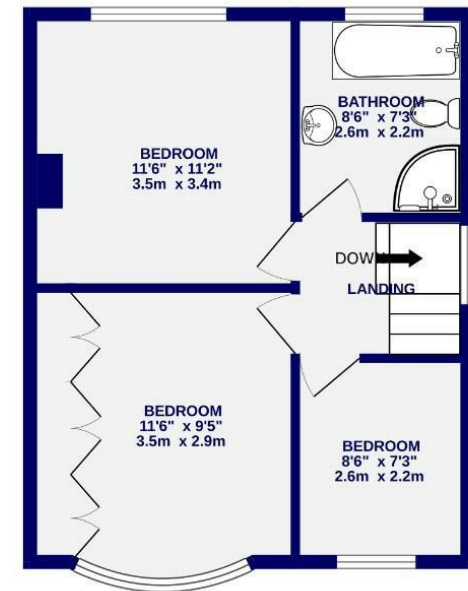
Freehold  
Council Tax Band - C

- Three-Bedroom Semi-Detached Home
- Three Well-Appointed Bedrooms
- Well-Proportioned Living & Dining Space
- South-Facing Garden
- Large Garage With Electric Door
- Generous Corner Plot
- Popular Residential Location
- EPC D

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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