

The Paddock
Acomb, York
YO26 6AW

Freehold Council Tax Band - C

- Semi Detached House
- Flexible Accommodation - Two / Three Bedrooms
- Well Maintained Throughout
- Driveway Parking & Garage
- Popular Residential Area
- Two Bathrooms
- No Onward Chain

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- Popular Residential Area

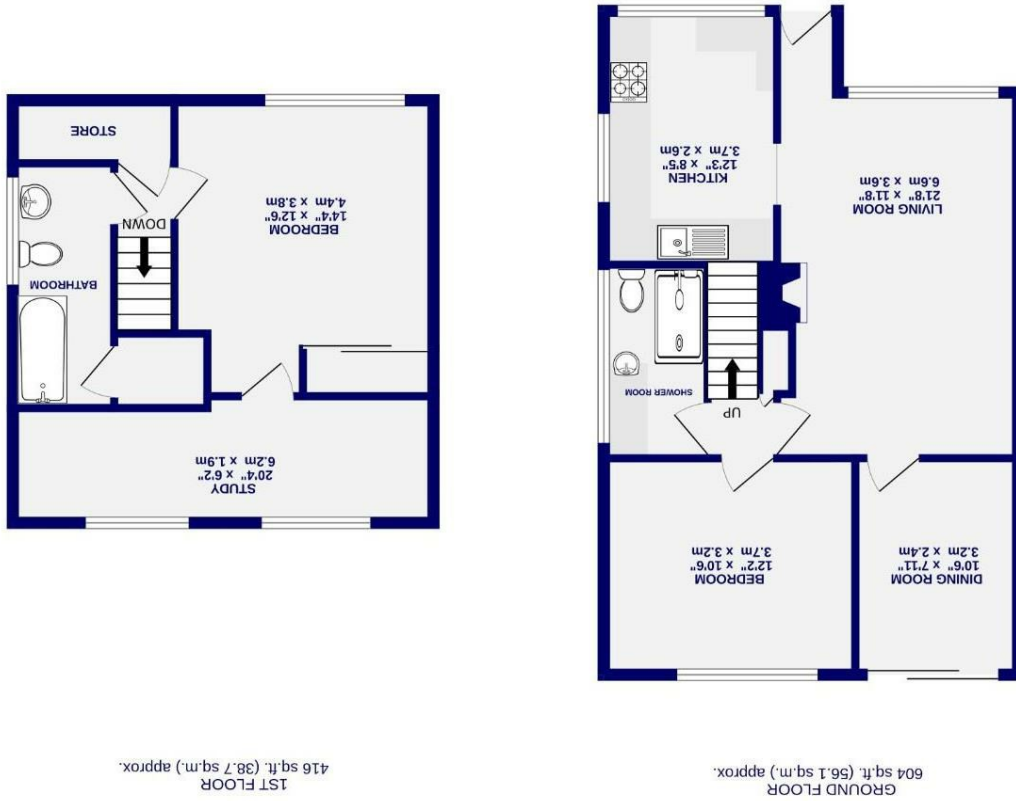
- Driveway Parking & Garage

- Well Maintained Throughout

Three Bedrooms

- Flexible Accommodation - Two /

- Semi Detached House



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

TOTAL FLOOR AREA : 1020 sq ft. (94.8 sqm, approx.)
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It should be noted that the gas meters for the gasboilers form part of the overall floor area and no responsibility is taken for any errors or mis-statements. 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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£300,000

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Located in the popular residential area of Acomb, to the west of York, this spacious semi-detached home is offered with no onward chain. A much-loved home for many years, it has been immaculately maintained throughout and now presents an excellent opportunity for further modernisation or extension, subject to the necessary planning permissions.

Ideally positioned for a range of local amenities along Boroughbridge Road and within Acomb itself, the property also benefits from easy access to the outer ring road for travel further afield, as well as regular bus connections to York city centre and the train station.

Internally, the property opens into an entrance hall leading through to a bright and airy front-facing living room, where a large window allows natural light to flood the space. Generous in size, this room comfortably accommodates a variety of furniture arrangements and provides access to the fitted kitchen. The kitchen offers a range of wall and base units, ample worktop space, and a pleasant seating area positioned by the front window.

To the rear of the property is a second reception room, with potential to be a bedroom, with patio doors opening onto the garden. The ground floor also benefits from a double bedroom, along with a combined utility room and shower room.

To the first floor, the principal bedroom is well-proportioned and benefits from built-in storage, along with access to a dormer extension currently utilised as a hobby space. From the landing, there is access to a deep eaves storage cupboard and a well-maintained three-piece family bathroom, which also benefits from an additional over-stairs storage cupboard.

Externally, to the rear is a beautifully landscaped, west-facing garden featuring a combination of patio, gravel, and planted areas, all enclosed by fenced boundaries. The garden enjoys a good degree of privacy, with low-lying properties beyond, and benefits from sunlight throughout the day.

