



Albion Avenue
Acomb, York
YO26 5RA

Offers Over £350,000



Enjoying a quiet cul-de-sac position just off Beckfield Lane, this superb extended semi-detached home offers spacious and flexible accommodation ideal for modern family living. Set within this ever-popular residential area at the Manor end of Beckfield Lane, the property is well placed for access to the city centre, A1237, A59 and A64, and lies within easy reach of highly regarded local schools and amenities.

The property has been well cared for and recently improved with attractive light wood laminate flooring throughout the ground floor, creating a fresh and contemporary feel.

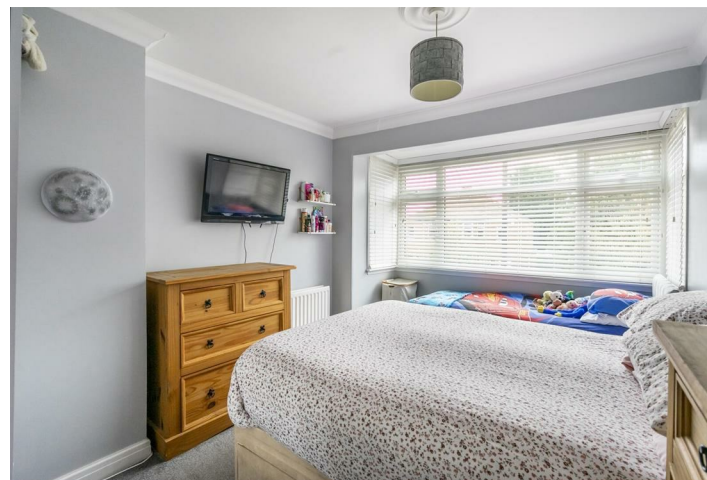
The entrance hallway provides access to the principal living areas and features useful under-stairs storage. The dining room to the front enjoys a large bay window allowing plenty of natural light, while the lounge room to the rear is a generous and versatile space, extended to provide ample room for entertaining or family gatherings, with doors leading into the conservatory and views over the garden.

The kitchen is fitted with a range of wall and base units with coordinating worktops, integrated oven and hob with extractor, and space for further appliances. A door provides direct access to the side of the property.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom fitted with a white suite including bath with shower over. From the landing, a useful study area provides an ideal space to work from home and leads to the converted loft, where a third double bedroom enjoys a Velux-style window and built-in storage.

Externally, the property benefits from a block-paved driveway providing off-street parking for several vehicles, a detached single garage, and a low-maintenance rear garden offering a private and sunny outdoor space.

A spacious and adaptable home in a sought-after location, perfect for families and commuters alike. Early viewing is highly recommended.

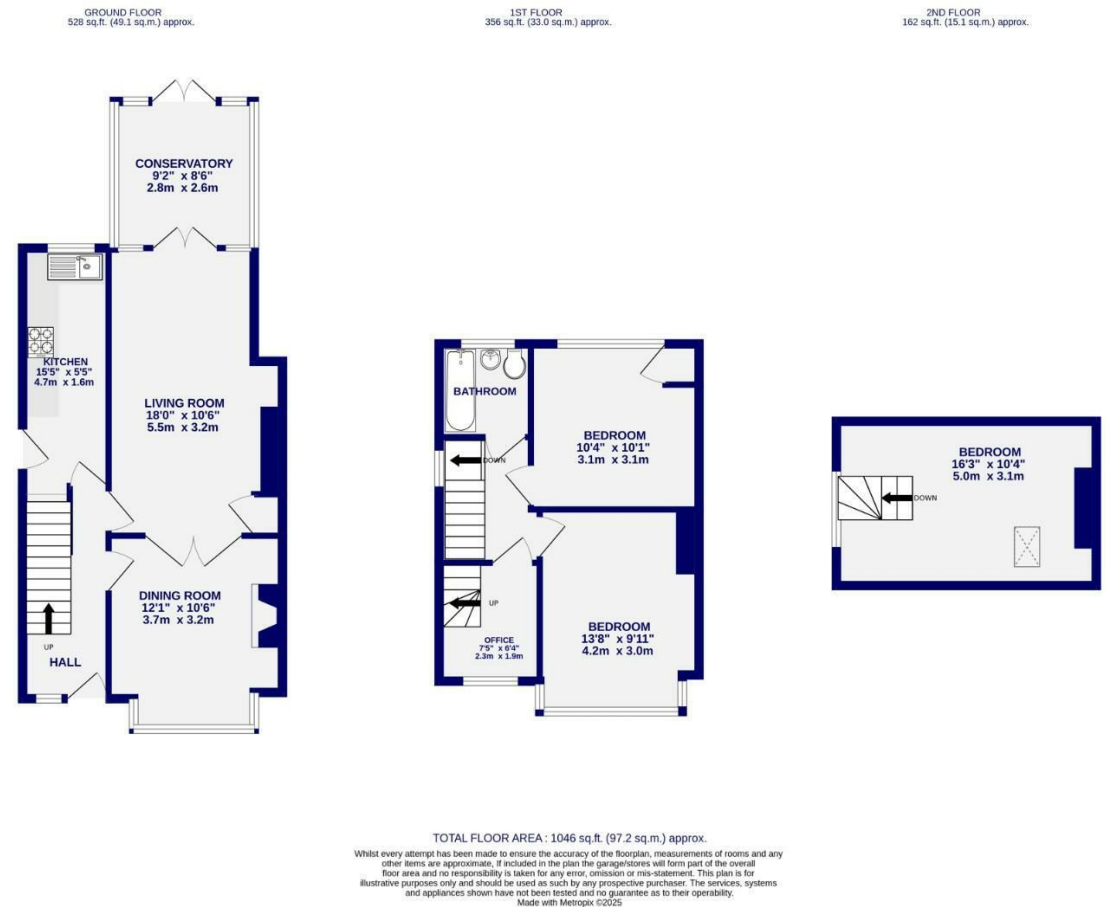




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Freehold
Council Tax Band - C

- Semi Detached House
- Loft Extension
- Three Bedrooms and an Office
- Driveway and Garage
- Large Rear Garden
- Move In Condition
- EPC C



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