



81 Cornlands Road,  
York, North Yorkshire YO24 3ED

Guide Price £249,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb modernised three-bedroom mid terrace, situated on the fringes of Acomb to the south/west of York, with many amenities nearby and easy access into the York City centre, Acomb shopping precinct and out towards the outer ring road. This property on Cornlands Road, has been updated by the current owner, presenting a lovely family home. With its modern fitted kitchen and contemporary bathroom, will appeal to a multitude of buyers including first-time buyers, professional couples, families and buy to let investors. Another great thing about this house is there is still potential to extend to the rear, creating a larger open plan living area. Providing attractive and tastefully presented living accommodation, with the benefit of gas central heating and double glazing in brief comprises; Entrance vestibule leading to the hallway, giving access into the reception rooms. To the right a door opening into the spacious living space, the focal point being the feature fireplace, ample space for a table and chairs and patio doors leading out into the garden. Onwards into the fitted kitchen with a range of modern units and a variety of integrated appliances, completing the ground floor. From the first-floor landing we find three good sized bedrooms and a contemporary bathroom. Outside to the front, ample off-street parking a driveway leading to the house, with access to the rear via a shared passageway. To the rear of the house a fenced and lawned south facing garden with a paved patio area, just right for relaxing on summer evenings and outside entertaining. We also find a handy outbuilding, perfect as workshop and a cloakroom. Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. Please do arrange to view as soon as possible, not to miss out on this excellent home!

**Cornlands Road is just on the edge of Acomb, a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of Acomb shops and Morrisons and Lidl Supermarkets. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Front entrance vestibule and door leading into the hallway and radiator\*. Staircase to first floor. Door leading to...

### Living Room

21' 9" x 14' 2" (6.62m x 4.31m)

Double glazed windows to front aspect, feature fireplace with Adams style surround, marble hearth with an inset electric fire\*, ceiling coving, tv point\*, double glazed patio doors to rear aspect, ample space for a table and chairs, laminate flooring and radiators\*. Door leading to...

### Kitchen

11' 10" x 8' 4" (3.60m x 2.54m)

The kitchen is fitted with a modern range of base and wall mounted units with matching work surfaces over, sink with mixer taps, integral appliances include an electric oven\* and grill\*, 5 x gas hobs\*, fridge/freezer\*, plumbing for a washing machine\*, space for a dishwasher, wall mounted boiler\* and double glazed windows to rear aspect.



### Cloakroom

Outside cloakroom with low level wc and window to side aspect.

### First Floor Landing

Landing with storage cupboard and loft access with pull down ladder. Doors leading to...

### Bedroom 1

14' 2" x 12' 1" (4.31m x 3.68m)

Double glazed windows to front aspect, laminate flooring and radiator\*.

### Bedroom 2

14' 2" x 8' 5" (4.31m x 2.56m)

Double glazed windows to rear aspect, laminate flooring and radiator\*.

### Bedroom 3

9' 0" x 7' 10" (2.74m x 2.39m)

Double glazed windows to front aspect, laminate flooring and radiator\*.



### Bathroom

8' 11" x 5' 6" (2.72m x 1.68m)

Contemporary white suite comprising: Bath with mixer tap and ceiling mains shower over\*, hand held shower head, wash hand bowl basin set in a vanity unit with mixer tap, low level wc, vanity mirror, double glazed window to rear aspect, down lighting and heated rail\*.

### Outside

Outside, to the front we find ample off-street parking a driveway leading to the house, with access to the rear via a shared passageway. To the rear of the house, we find a fenced and lawned south facing garden with a paved patio area, perfect for relaxing on summer evenings and outside entertaining. We also find a handy outbuilding, perfect as a workshop and a cloakroom.



### Agents Note

Epc rating D, Council tax band B.

Broadband supplier: Virgin Media.

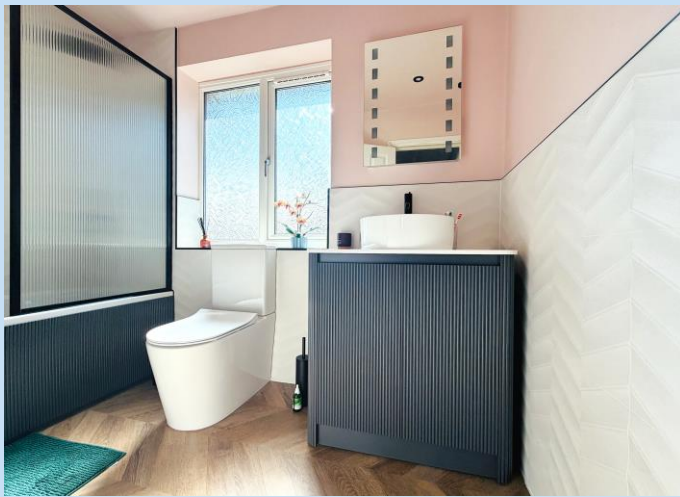
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: So Energy.

Electricity supplier: So Energy.





## Energy performance certificate (EPC)

81, Cornlands Road YORK YO24 3ED	Energy rating <b>D</b>	Valid until: <b>31 July 2030</b>
		Certificate number: <b>0590-2890-6635-2170-6495</b>

Property type **Mid-terrace house**

Total floor area **85 square metres**

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Bishops Personal Agents**

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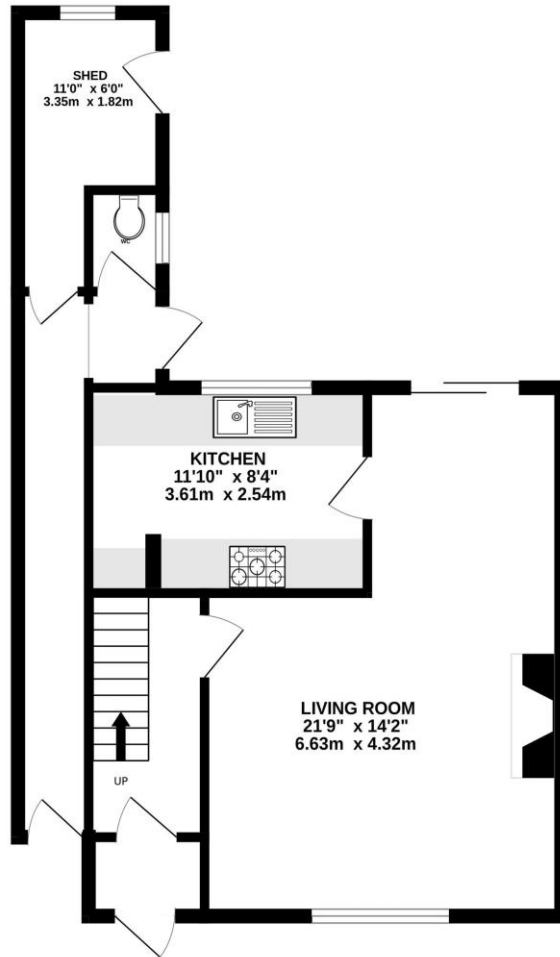
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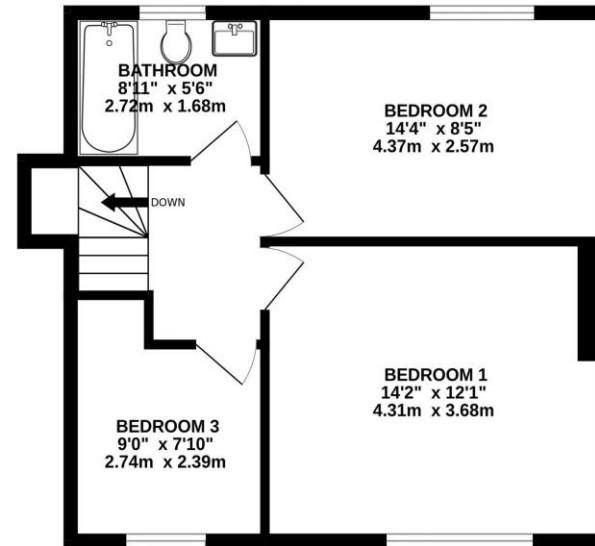
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GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.