





Malvern Avenue  
Acomb, York  
YO26 5SF

£465,000



Situated on the sought-after Malvern Avenue in the popular residential area of Acomb, this well-presented and thoughtfully extended three-bedroom semi-detached home offers generous living space, a substantial west-facing garden and an excellent location within easy reach of York city centre, the railway station and the wide range of amenities Acomb has to offer.

Beautifully maintained throughout, the property is ideally suited to family living. An entrance porch leads into a spacious hallway, providing access to two reception rooms. To the front, the bright sitting room is enhanced by a large bay window, while to the rear, the extended living room creates a wonderful entertaining space, complete with French doors opening onto the raised decking and attractive rear garden.

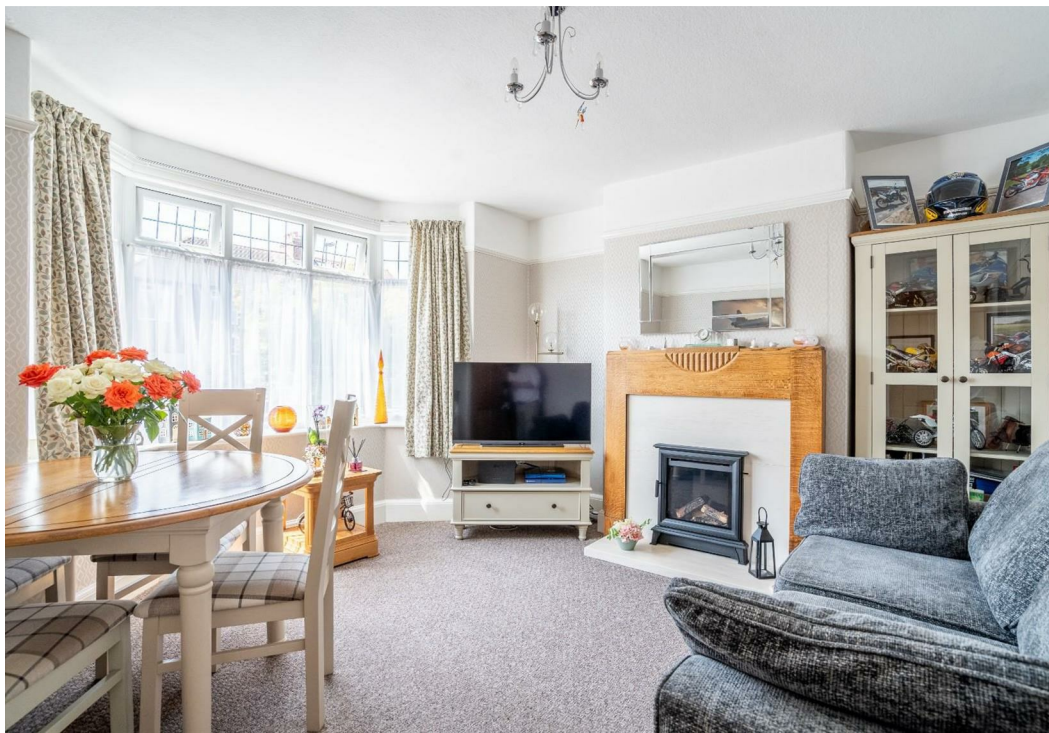
The fitted kitchen offers an excellent range of wall and base units, generous worktop space and integrated appliances, with additional space for further white goods.

To the first floor are two well-proportioned double bedrooms, with the principal benefitting from fitted storage, a generous single bedroom and a modern three-piece family bathroom.

Externally, the property occupies a generous plot with a desirable east-facing rear garden, ideal for enjoying the afternoon and evening sun. A raised decked seating area provides the perfect space for outdoor dining before stepping down to a beautifully maintained lawn. In addition to the lawned garden, there are a variety of mature flower beds, further patio areas providing additional outdoor seating options, and a number of sheds offering excellent external storage.







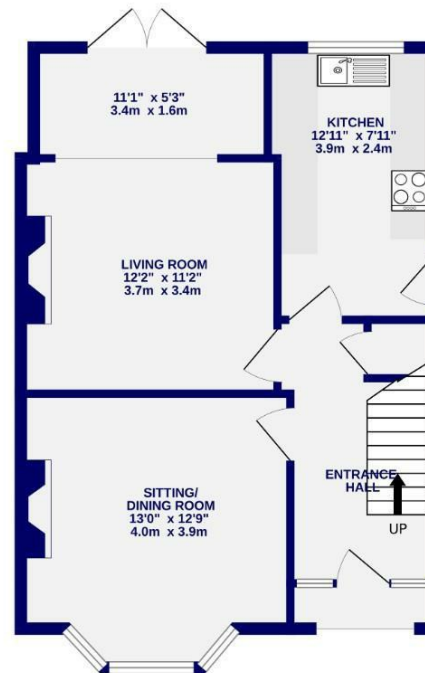


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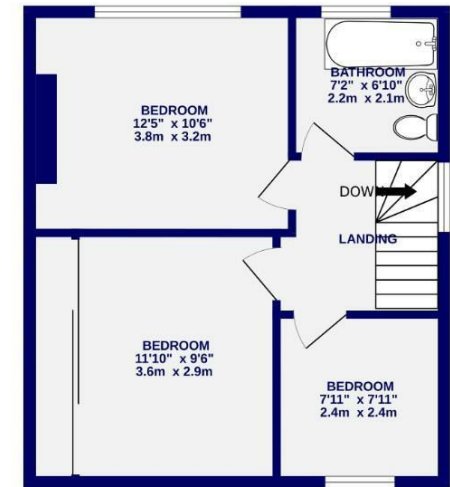
Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Extended To Rear
- Generous Garden
- Garage & Driveway Parking
- Sought After Residential Area
- Potential To Extend (STPP)
- EPC D

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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/storeroom will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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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There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.