



Almsford Drive, York

£375,000

**Stephensons**  
estate agents & chartered surveyors



Almsford Drive,  
York YO26 5NS

Est. 1871

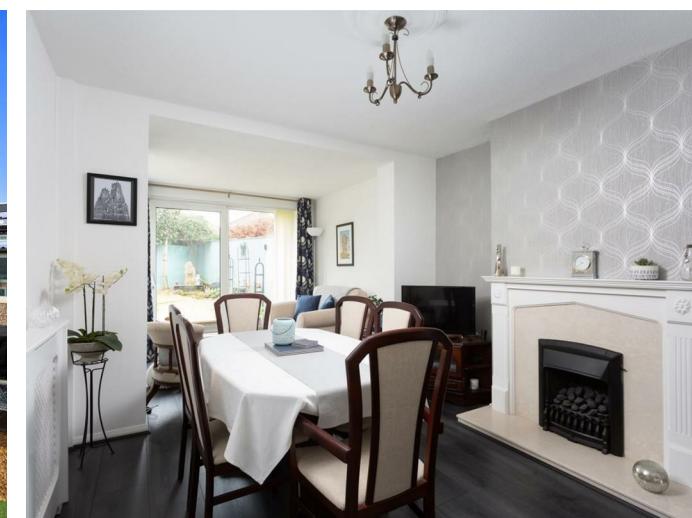
£375,000

Occupying a generous corner plot in a well-established residential setting, this extended three bedroom semi-detached home offers beautifully presented accommodation, ideal for modern family living. Thoughtfully improved and well maintained throughout, the property combines flexible living space with a practical layout and a strong sense of quality.

The ground floor is arranged around a welcoming entrance hall, leading through to a spacious sitting room positioned to the front of the house, where a bay window allows natural light to flood the space. To the rear, the home opens into an impressive dining room, providing an excellent setting for entertaining and everyday family life. This connects seamlessly with the fitted kitchen, which is further complemented by a separate utility room and a ground floor WC, adding to the home's practicality.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, well suited to use as a home office, nursery or dressing room. A modern family bathroom completes the accommodation.

Externally, the property enjoys a private, landscaped garden, offering a pleasant and well-defined outdoor space ideal for relaxing or entertaining. A detached garage provides additional storage or secure parking, while the corner plot position gives the home an attractive sense of space and presence without the garden fully wrapping around the property.



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: C - 69  
Council Tax: C - City of York  
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



The home has been carefully maintained and updated over time, creating an inviting property that can be enjoyed immediately, while still offering opportunities for a new owner to add their own touches if desired.

Located within easy reach of local amenities, schools and transport links, this is a well-balanced family home that combines space, condition and location in equal measure.

## Partners:

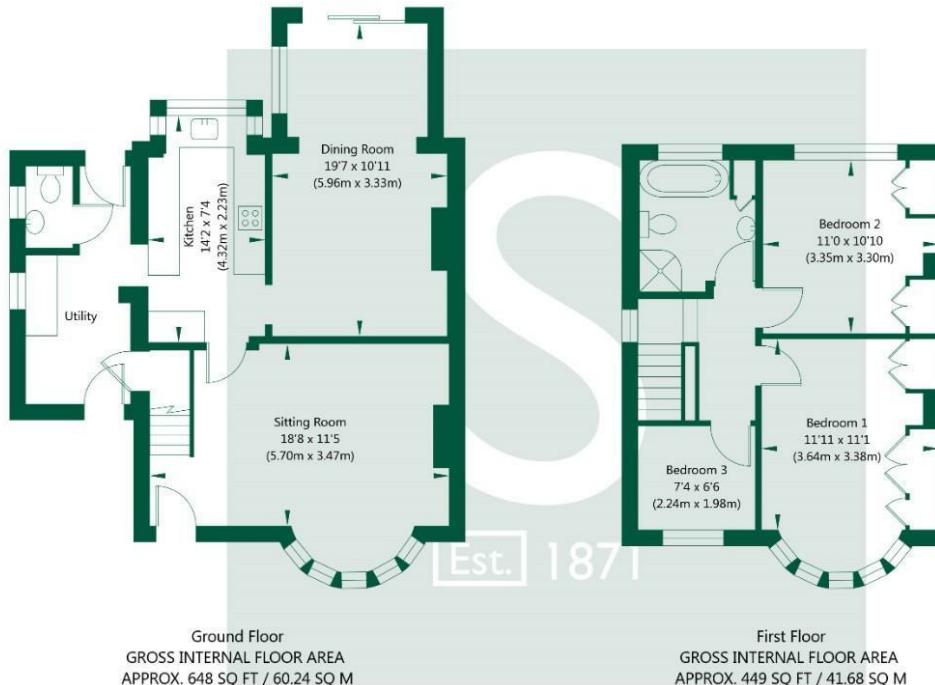
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby MNAEA  
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R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
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APPROXIMATE GROSS INTERNAL FLOOR AREA 1097 SQ FT / 101.92 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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