

# Grange Lane Acomb, York YO26 5DR

Freehold  
Council Tax Band - B

- Potential For Further Development Or Extension (STPP)

- Located On A Spacious Plot

- Open Plan Living Kitchen Diner

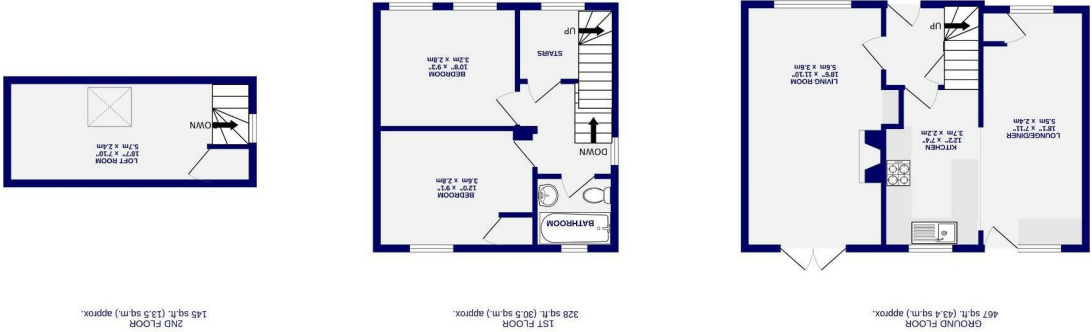
- Generous Semi Detached House

- Garage & Driveway

- Popular Residential Area

- Perfect Family Home

- EPC TBC



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Grange Lane  
Acomb, York  
YO26 5DR

Offers Over £300,000

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Located in the sought-after area of Acomb, to the west of York, this deceptively spacious semi-detached home sits on a generous plot, offering far more space than is typical for the area. Having been well maintained over a number of years, the property presents a fantastic opportunity to create a wonderful family home, with further potential for extension or development, subject to the necessary permissions.

Well positioned within walking distance of Acomb's range of amenities, the property also benefits from regular bus links into York city centre and the train station, while enjoying open views towards surrounding fields and nearby playing areas.

Internally, the property opens into an entrance hall leading to a bright main reception room, benefiting from windows to two aspects and offering a versatile living space. Beyond is the open-plan kitchen, living and dining area, fitted with a range of shaker-style units providing ample storage and worktop space, along with some integrated appliances. An extension to the rear creates an additional lounge/dining space spanning the full depth of the property, adding further flexibility.

To the first floor are two double bedrooms, one with built-in storage, and a three-piece bathroom. Stairs lead from what was originally the third bedroom up to a further bedroom within the loft space, with the staircase area also lending itself well to use as a home office.

Externally, the property enjoys a particularly generous plot, offering excellent scope for further development. There is a substantial garage set back from the property, along with a driveway providing ample parking. A useful outbuilding offers additional storage or potential for conversion, subject to the necessary permissions. To the front, a second garden with lawn, mature trees and planting creates a private and attractive setting.

A property of this size and potential in such a great location is likely to attract strong interest - early viewing recommended.

