



Lown Hill
Acomb, York
YO24 3DY

£375,000



A beautifully presented four-bedroom semi-detached home, offering flexible accommodation over three floors, together with a generous garden, driveway and separate garage.

Situated within the popular residential area of Acomb, the property is conveniently placed for local amenities, shops, schools and everyday facilities, with regular bus services providing easy access into York city centre. The area also offers a variety of green spaces and recreational facilities, making it a practical location for family living.

The welcoming entrance hall leads into a bright and airy living room with uPVC bay window. To the rear, the stylish modern kitchen features sleek cabinetry, integrated fridge freezer and dual-aspect windows, flowing naturally into the dining room with tiled flooring and attractive wooden hearth. A modern shower room and WC complete the ground floor.

The first floor provides two generous double bedrooms, a versatile third bedroom currently used as a nursery, and a beautifully presented family bathroom with three-piece suite and shower bath combination.

The second floor provides a bright, generous and versatile space currently used as a study, with Velux windows and modern laminate flooring. Offering excellent flexibility, it could be adapted to suit a variety of uses, including home office, creative space or bedroom, subject to any necessary permissions.

Outside, the enclosed rear garden features a flagged patio, while the front offers a courtyard-style garden, gravel driveway and access to a separate garage. Presented in excellent turnkey condition, with light décor, quality finishes and versatile accommodation, this is an appealing family home in a convenient Acomb location. Early viewing is recommended.





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Freehold
Council Tax Band - B

- Four-Bedroom Semi-Detached Home
- Flexible Three-Storey Accommodation
- Stylish Modern Kitchen Diner
- Two Generous Double Bedrooms
- Generous Enclosed Rear Garden
- Driveway And Separate Garage
- Popular Acomb Location
- EPC C



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