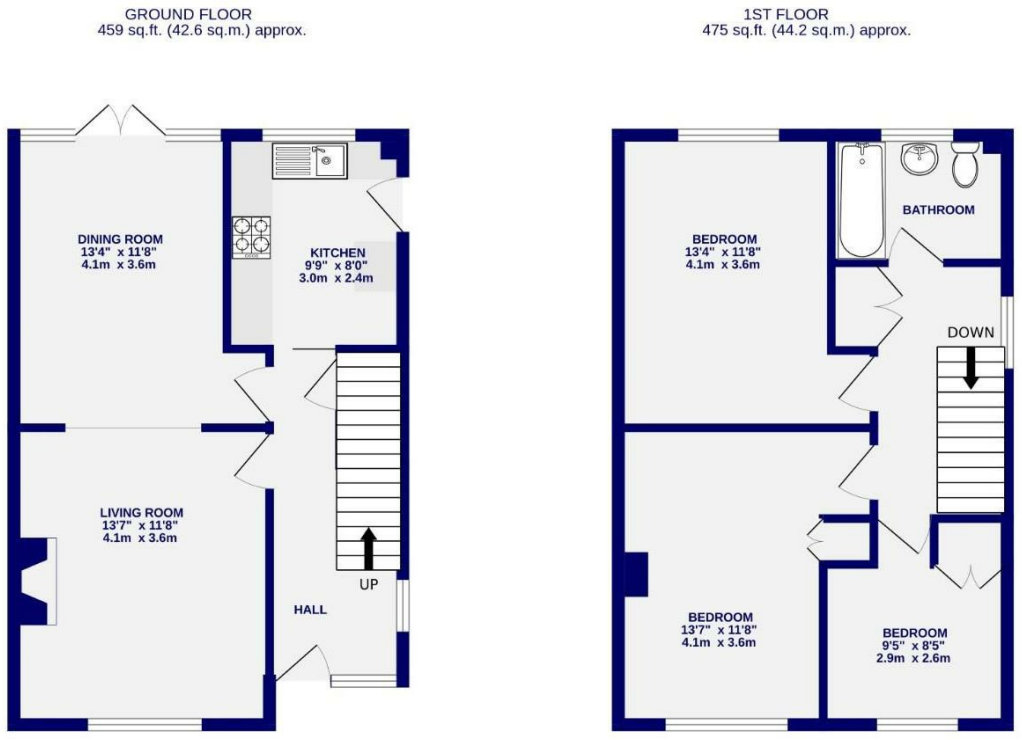
Boroughbridge Road
Acomb, York
YO26 6AA

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- South Facing Rear Garden
- Driveway & Garage
- Popular Residential Area
- Ideal First or Family Home
- No Onward Chain
- EPC TBC



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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/stores will form part of the overall floor area 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.
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£280,000

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Located in the popular residential area of Acomb, to the west of York and in the school attachment area for Manor Church of England Academy, is this well presented three bedroom semi-detached home, offered with no onward chain. Positioned on Boroughbridge Road, the property makes an excellent opportunity for first-time buyers or families, while also offering potential for future updating or extension, subject to the necessary planning permissions.

Internally, the property opens into a welcoming and spacious entrance hall, leading through to a bright through reception room with windows to both the front and rear, allowing plenty of natural light throughout. The fitted kitchen provides a good range of wall and base units, offering ample storage and worktop space for everyday living. To the first floor are three well proportioned bedrooms, two of which are generous doubles, along with a three-piece family bathroom.

Occupying a larger than expected plot, the property benefits from a south-facing rear garden, predominantly laid to lawn with a patio area positioned directly outside the French doors from the dining area, creating an ideal space for outdoor dining and entertaining. A single detached garage sits to the rear of the plot, providing useful storage, alongside driveway parking to the side of the property.

Well located for a range of local amenities including shops, eateries and regular bus services, the property also offers convenient access to York city centre and the train station. With its desirable location, well maintained presentation and no onward chain, early viewing is highly recommended.

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