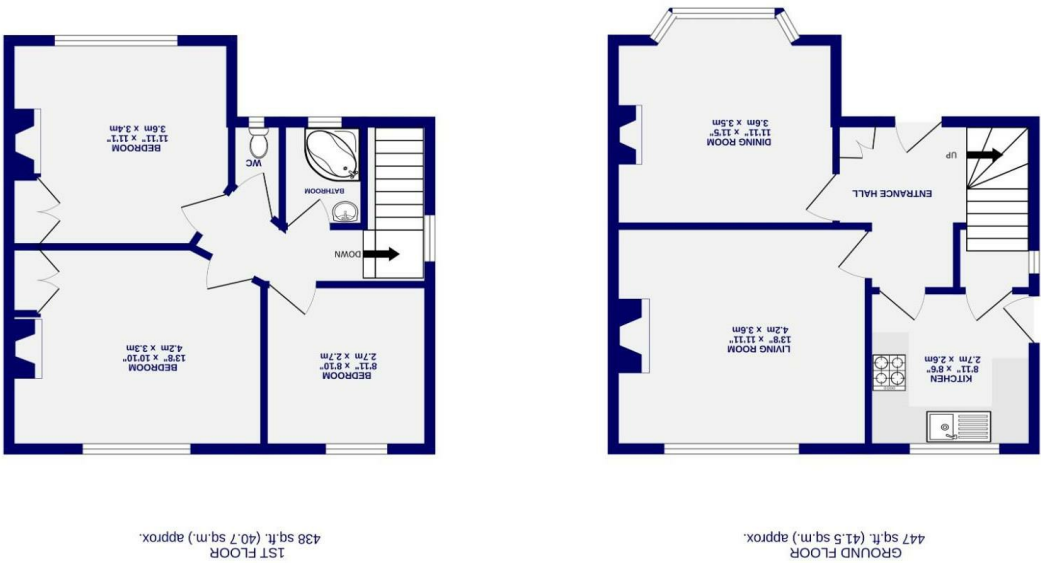


# Chestnut Grove Acomb, York YO26 5LE

Freehold  
Council Tax Band - C

- Three Bedroom Semi- Detached House
- Spacious Living Room
- Fitted Country Style Kitchen
- Light Filled Dining Room
- Driveway For Off Street Parking
- Large South West Facing Garden
- Popular Acomb Location
- EPC D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the quantities will vary and the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify the measurements and appliances shown have not been altered and to their satisfaction.

Made with Metreplan 5.0205

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Chestnut Grove  
Acomb, York  
YO26 5LE

£395,000

3 1

Located in the heart of the Acomb community, Chestnut Grove enjoys easy access to local shops, cafés, well-regarded schools and regular links into York city centre. Popular with families, the area has a convenient and well-connected setting.

This attractive three-bedroom semi-detached home has been beautifully maintained, combining modern comfort with charming original features. A bright entrance hall leads to a bay-fronted dining room with stained glass detailing. A spacious living room, with original fireplace, overlooks the rear garden and the well-appointed country-style kitchen is fitted with cream cabinetry and brass hardware.

On the first floor, there are three light and well-proportioned bedrooms, each presented in tasteful neutral tones. Two bedrooms retain attractive original fireplaces. A stylish bathroom, featuring a generous corner bath and shower, is complemented by a separate WC, creating practical accommodation for family living. A pull down ladder gives access from the landing to the boarded loft space.

Externally, the property has a well-kept front garden. An electric vehicle charging point is accessible from the brick-set driveway. To the rear, there is a generous south-west facing garden, landscaped to create a private and attractive outdoor space. A wonderful example of a characterful family home, Chestnut Grove offers bright, well-presented accommodation in a sought-after location.

Early viewing is highly recommended.

