



Exelby Court
Acomb, York
YO26 5TG

£300,000

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Located in the popular residential area of Acomb, to the west of York and within easy reach of York city centre and the Outer Ring Road, is this well-presented three bedroom semi-detached home. Ideal for first-time buyers or growing families, the property is tucked just off Beckfield Lane, benefitting from a wide range of local amenities and convenient access to several well-regarded schools.

Internally, the accommodation begins with an entrance hall providing access to a spacious living room positioned at the front of the property, along with a useful ground floor WC. To the rear is a generous kitchen diner, fitted with an array of wall and base units offering ample storage and worktop space, and comfortably accommodating a dining table for everyday family living.

To the first floor, a good-sized landing leads to three well-proportioned bedrooms and a three-piece house bathroom. Externally, the property occupies a spacious plot with a combination of lawn and low-maintenance patio areas, all enclosed by fenced boundaries, with the added benefit of a garden shed for storage.

Offered to the market with no onward chain, this appealing home is expected to be popular and early viewing is highly recommended.

Council Tax Band C.



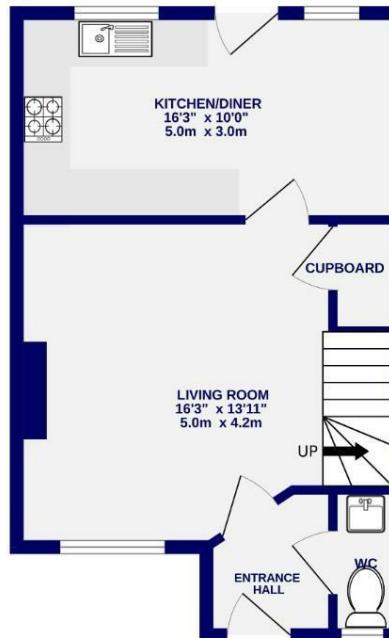


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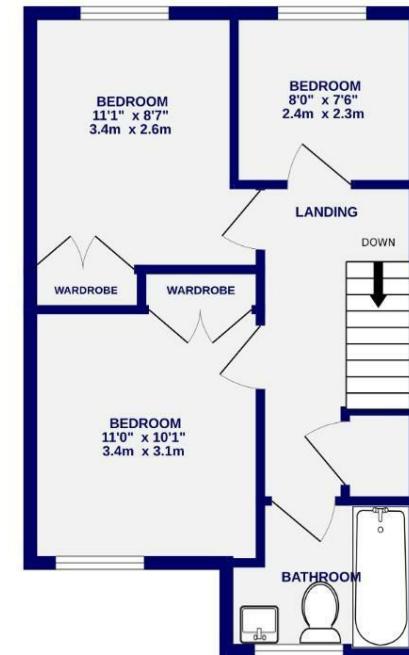
Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- First Floor Bathroom & Ground Floor W.C
- Spacious Parking
- Popular Residential Area
- Ideal First Or Family Home
- No Onward Chain
- EPC TBC

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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