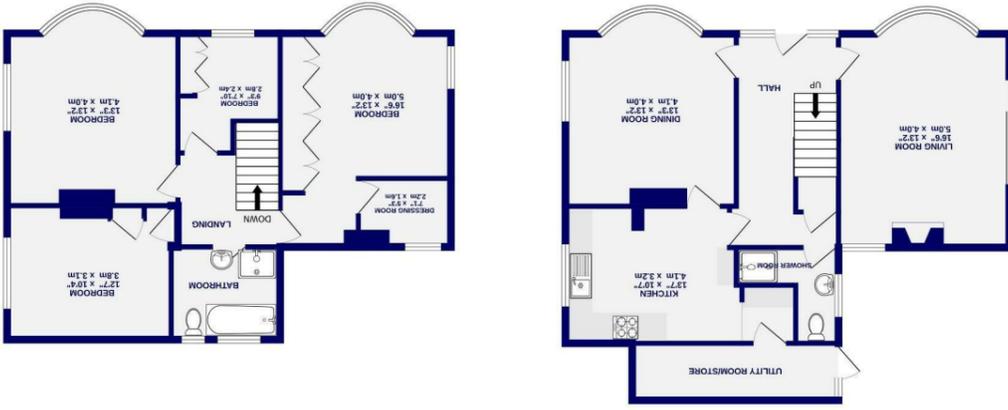


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27 Lidgett Grove Acomb, York YO26 5NE

Freehold
Council Tax Band - E

- Substantial Detached Home
- Generously Proportioned Reception Rooms
- Elegant Double Bay Frontage
- Original Panelled Entrance Hall
- Modern Four-Piece Family Bathroom
- Four Well-Sized Bedrooms Upstairs
- Principal Bedroom With Dressing Area
- Landscaped Gardens With Lawn And Patio
- Detached Garage & Driveway With Multiple Parking
- EPC - TBC



GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the purchaser will obtain a professional survey and any measurements should be taken by the purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in metres and feet and should be used as a guide only. The purchaser is advised to check the floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. It is not intended to be used as a contract or to create any legal obligation. Made with MetreXp 10/2025



27 Lidgett Grove

Acomb, York

YO26 5NE

Offers Over £625,000



Located in the ever-popular area of Acomb, this distinguished detached home occupies a prominent corner plot and is one of only a few of its kind locally. Homes of this calibre rarely come to the market. Featuring elegant double bay leded windows and a commanding façade, the property is full of character, with original panelled detailing in the entrance hall setting a refined and welcoming tone.

Lidgett House sits just off Beckfield Lane, close to the amenities of Acomb and Boroughbridge Road, with excellent commuter links to York city centre and the train station. It falls within the catchment area for Manor Church of England Academy, making it an ideal family location.

A much-loved family home, it offers generously proportioned and highly versatile accommodation throughout. The stunning entrance hall, with its opulent leaded stained-glass statement front door and surround, leads to two magnificent reception rooms. The formal living room features a bay front, a focal fireplace, and sliding patio doors to the garden, while the family dining room enjoys a bay and side window, both rooms filled with natural light and making a striking impression. Their size allows flexible use for entertaining, relaxing, or family activities. The kitchen at the rear is fitted with a comprehensive range of wall and base units, offering practical workspace and storage. A ground floor WC and shower, along with a separate utility and store room with garden access, complete the lower level.

Upstairs, four well-sized bedrooms provide comfort and privacy, two with bay windows. The principal bedroom benefits from a dedicated dressing area, while a modern four-piece family bathroom in neutral tones, featuring a separate shower, serves the remaining rooms.

Council Tax Band E

