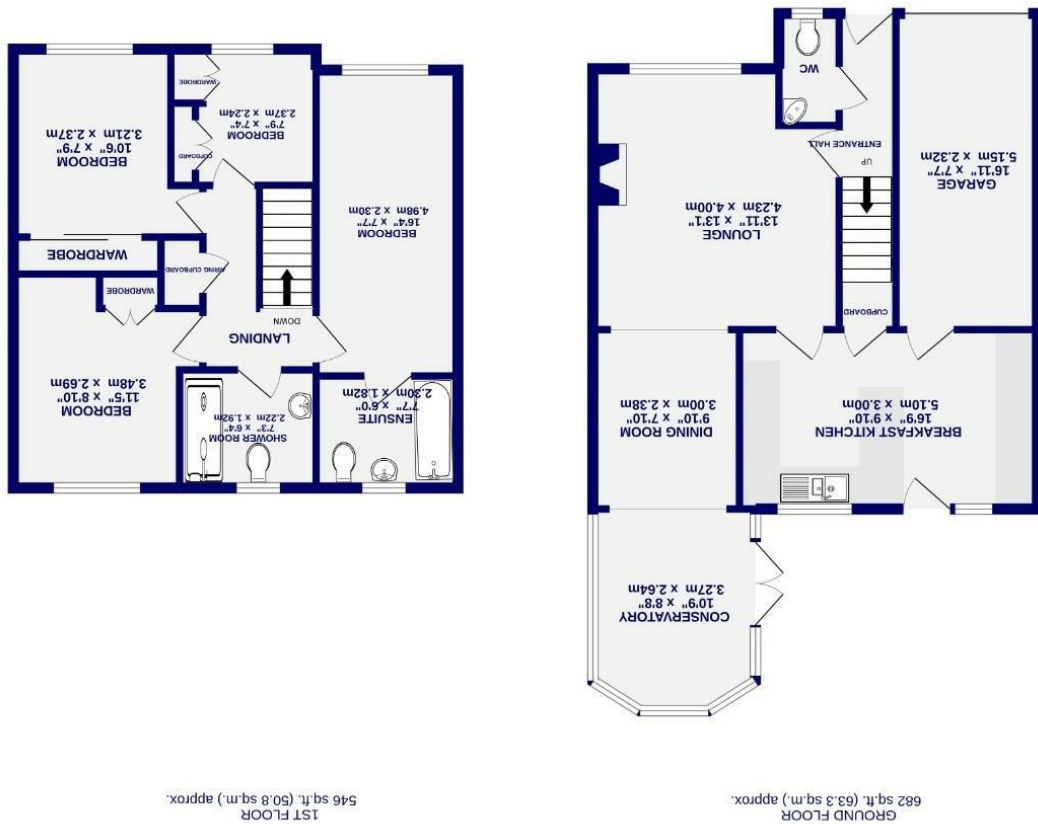


**TOTAL FLOOR AREA: 1228 sq ft. (114.1 sq m.) approx.**





Askham Lane  
Acomb, York  
YO24 3JA

£425,000

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Located in a popular residential area to the west of York, positioned within a quiet gated cul-de-sac just off Askham Lane, is this well presented four bedroom detached family home. The property sits on a generous plot and offers easy access to York City Centre, the train station and the outer ring road, making it ideal for both local and further afield travel. The area is well served by a range of local amenities and is within catchment for several good local schools.

Internally, the accommodation is well balanced and thoughtfully laid out. A welcoming entrance hall provides access to a ground floor cloakroom W.C and leads through to a spacious open plan lounge diner, creating an excellent family space with direct access to the rear garden through the bright and airy conservatory. The modern kitchen diner is of generous proportions and is ideal for both everyday family life and hosting, whilst offering ample storage and worktop space. An integral garage is accessed from the front driveway.

To the first floor are four well proportioned bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from an extensive wraparound rear garden, offering a high degree of privacy and excellent outdoor space with a covered area ideal for outdoor dining. To the front is a gravelled driveway providing off street parking for multiple vehicles.

