



Gale Lane  
, York  
YO24 3AD

£300,000



Located in the popular residential area of Acomb, positioned to the west of York, this well-maintained semi-detached home occupies a generous plot and offers excellent potential for further modernisation or extension, subject to the necessary planning permissions. Previously a successful rental property, it now presents a fantastic opportunity for first-time buyers, families or investors looking to secure a home in a well-established and convenient location.

Ideally situated within easy reach of a wide range of local amenities, reputable schools and regular bus connections into York city centre, the property also benefits from excellent access to the outer ring road and surrounding areas.

Internally, the property comprises a welcoming entrance hall providing access to a bright living room at the front of the home, while a separate dining room overlooks the rear garden, creating an ideal space for family dining and entertaining. Beyond is a fitted kitchen offering ample storage and worktop space, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, all served by a three-piece family bathroom.

Externally, the property enjoys a generous rear garden designed for low-maintenance living, featuring patio and gravelled seating areas with plenty of space for outdoor entertaining. To the front is a lawned garden enclosed by brick walls and mature hedging, while a driveway provides off-street parking and leads to a detached garage.

Offering a generous plot, scope for improvement and a highly sought-after location, this property is sure to be popular on the market. Early viewing is highly recommended.





# Gale Lane , York YO24 3AD

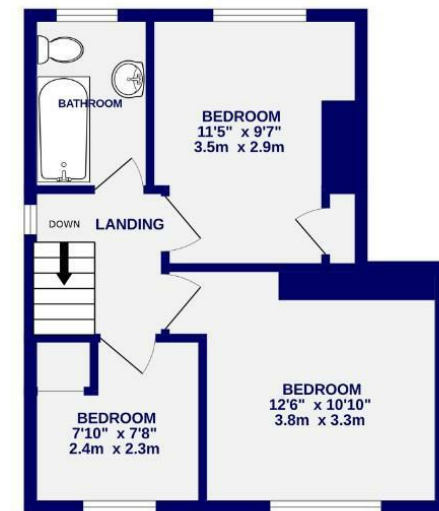
Freehold  
Council Tax Band - B

- Semi Detached House
- Three Bedrooms
- Superb Plot
- Potential For Extension Or Renovation (STPP)
- Perfect Family Home
- Well Maintained Throughout
- No Onward Chain
- EPC D

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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. It is included in the plan the garage/shed 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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