

property on behalf of the vendor.

Shirley Avenue
ACOMB, YORK
YO26 5NJ
Freehold
Council Tax Band - B
Semi Detached Home
Two Bedrooms
Potential For Extension (STP)
Driveway Parking & Garage
Sought After Residential Area
Generous Rear Garden
Ready To Move Into
EPC - D

Shirley Avenue
Accomb, York
Y026 5NJ



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£285,000

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Located within the popular residential area of Acomb and benefitting from the amenities on Boroughbridge Road and Beckfield Lane, as well as the regular commuter links, is this well presented semi detached home. Set on a most generous plot, this property offers great potential for further development by way of extensions, (subject to the relevant planning permissions) and currently benefits from a garage. Making the ideal first property or family home, early viewing is essential to appreciate all that is on offer.

Internally the property offers an entrance hall which leads into the bright and airy reception room with a large bay window to the front. Beyond is the lovely kitchen diner which has been updated over the years by the current owners to create plenty of storage. Offering an array of grey shaker style wall and base units, all of which are complimented by dark worktops, this kitchen is perfect to move straight into. Some appliances are integrated within the kitchen, and there's still plenty of space for additional white goods.

Upstairs are two double bedrooms, with the master bedroom boasting original built in storage, and a well maintained three piece bathroom with an electric shower.

Outside is driveway parking for multiple vehicles and a lawn that creates potential for more off street parking. To the side of the property is a lean-to structure which creates a sheltered area in front of the single garage which has power. The most impressive aspect of the property is the generous rear garden which comprises currently of lawn, patio and several vegetable patches at the very end. Due to the length of the plot, other properties are set back which creates a feeling of privacy.

In summary a wonderful starter property, or family home, early viewing is highly recommended.

Council Tax Band- B

