



Chestnut Grove

Acomb, York

YO26 5LE

£400,000



Located in the sought-after residential area of Acomb, which is positioned to the west of York city centre, is this well presented three bedroom semi detached home. Only a short distance from the varied local amenities that Acomb's Front Street has to offer, in addition to regular bus connections to York City centre, this property makes the perfect family home as it is within catchment for a variety of primary and secondary schools.

Internally, the property offers a porch which provides access to the ground floor WC and internal hall. To the left is the open plan reception area which is currently used for dining and living. To the front is a large bay window that overlooks the quiet residential road, and allows natural light to flood through. At the end of the hall is the fitted kitchen which offers an array of shaker style wall and base units, dark worktops, and a variety of integrated appliances, as well as an understairs cupboard for storage.

The first floor comprises of a landing which provides access to three well proportioned bedrooms, all of which offer built-in storage to some degree. Finally, the internal accommodation is completed by the upgraded three-piece bathroom with contemporary wall tiles and overhead shower to bath.

Enjoying a spacious plot, this property offers a private rear garden with tall hedge boundaries that is mainly lawn but also benefits from a patio area. Boasting a south west facing aspect, this garden can be used all around and is bathed in natural sunlight. To the front of the property is driveway parking for multiple vehicles in addition to on street parking.

In summary, a wonderful family home positioned in a sought after location. Early viewing is highly recommended.

Council Tax Band- C



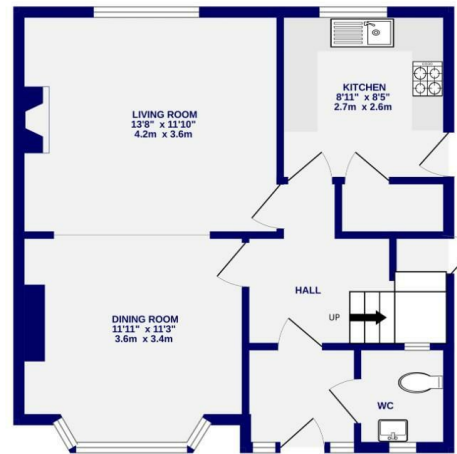


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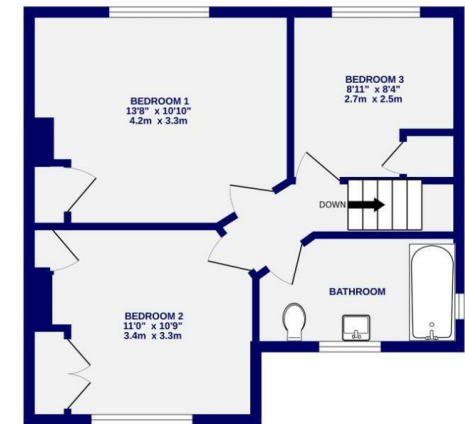
Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Open Plan Reception Area
- Ground Floor W.C
- South-West Facing Garden
- Driveway Parking
- Popular Residential Area
- EPC- D

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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. If included in the plan the garage/porches 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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