



Gale Lane
York
YO24 3AA

£340,000



We are delighted to offer to the market this charming three-bedroom semi-detached home, ideally located in the ever-popular area of Acomb. This would make an excellent purchase for first-time buyers, families, or investors alike and is offered with no onward chain, ready to move straight into. The property is well placed for a wide range of local shops, supermarkets and amenities, with regular bus routes into York city centre, highly regarded schools nearby, and easy access to the outer ring road for commuting.

The accommodation begins with a bright entrance hall leading into a spacious and welcoming living room, featuring a bay window to the front which fills the space with natural light. To the rear is a generous kitchen, offering ample space for a breakfast area. Fitted with an array of wall and base units, complementary worktops and a corner sink, the kitchen also enjoys views over the substantial rear garden. Off the kitchen is a sunroom, perfect as a separate dining space, with patio doors opening onto the garden. A downstairs WC completes the ground floor.

To the first floor are two well-proportioned double bedrooms, one to the front and one to the rear. The house bathroom is fitted with a white suite and shower over the bath, finished with stylish grey tiling. The third bedroom is accessed via the landing and is a loft room, enjoying wonderful views across the garden.

Externally, the property benefits from a substantial rear garden, much larger than average for the area, mainly laid to lawn with patio seating space and offering excellent potential to extend (subject to the necessary planning permissions). The overall plot is generous, enhancing the sense of space and future opportunity, with a garage to the rear. To the front is a driveway providing parking for multiple vehicles.

A well-presented home full of character, combining charm, space and significant potential in a sought-after location. Early viewing is highly recommended.





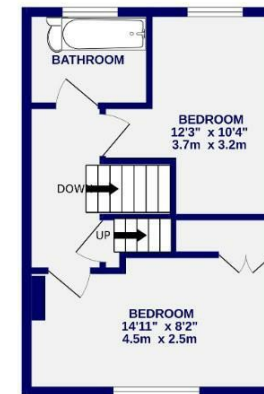
Gale Lane York YO24 3AA

Freehold
Council Tax Band - B

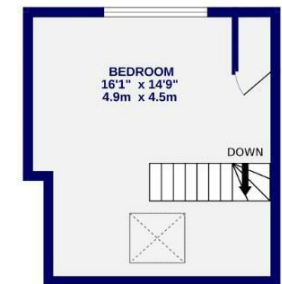
- Three Bedroom Semi Detached Home
- Offered With No Onward Chain
- Popular Acomb Residential Location
- Ideal For First Time Buyers Or Investors
- Bright Bay Fronted Living Room
- Driveway Parking And Rear Garage
- Sunroom With Garden Outlook
- Loft Room With Garden Views Substantial
- Rear Garden With Extension Potential (STPP)
- EPC D



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 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/storeroom 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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