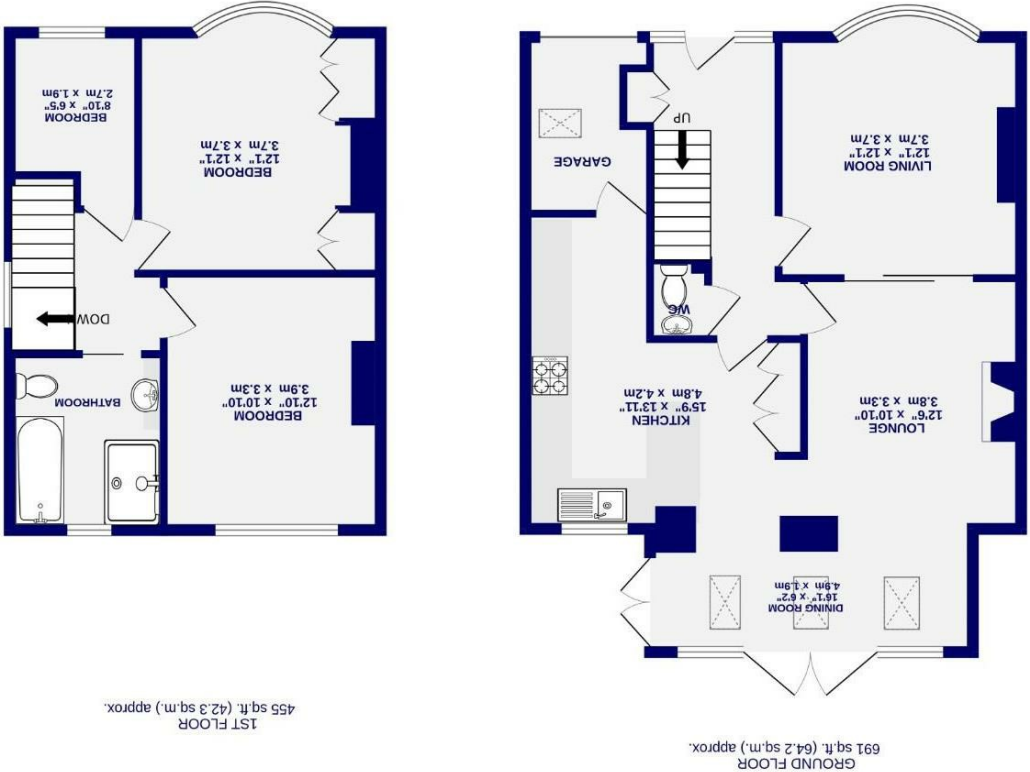


Manor Drive North Acomb, York YO26 5RZ

Freehold
Council Tax Band - C

- Semi Detached House
- Extended To Side & Rear
- Sought After Residential Area
- Three Bedrooms
- Gas Central Heating
- Ground Floor W.C
- South Facing Rear Garden With A Home Office
- Garage & Driveway
- No Onward Chain
- EPC C



Manor Drive North
Acomb, York
YO26 5RZ

Offers Over £475,000

 3  1

Situated in the popular residential area of Acomb, to the west of York and within easy reach of the city centre and train station, is this beautifully appointed three-bedroom semi-detached home, with separate garden office / studio. Extended and extensively renovated by the current owners, including new roof and windows, high spec kitchen and bathroom, the property is offered with no onward chain and presents a superb opportunity for families seeking a ready to move into home. The property opens with a welcoming entrance hall, with large built-in cloak cupboard. Also in the hall area is a WC, with basin and built-in storage cupboard below.

The principal reception room at the front, with a large bay window and bespoke shutters, allows natural light to fill the space throughout the day. The living room also benefits from a fitted bespoke television cabinet. To the rear lies the impressive open-plan kitchen, living and dining area, designed with family life in mind. Large patio doors, with integrated blinds, open directly onto the landscaped garden.

The kitchen features a wide range of high-quality shaker-style wall and base units with quartz worktops and a selection of integrated AEG appliances. The adjoining family room benefits from a wood-burning stove and sliding doors through to the front reception room, creating a flexible and sociable layout. Completing the ground floor is convenient internal access into the garage, which enjoys the benefit of a roof window.

On the first floor are three well-proportioned bedrooms, with the principal bedroom offering large built-in wardrobes and bespoke shutters. The second bedroom provides access to a boarded loft room with Velux windows, ideal as a hobby space or for additional storage. Also on this level is the stylish four-piece family bathroom with Aqualisa shower and illuminated wall cabinet.

