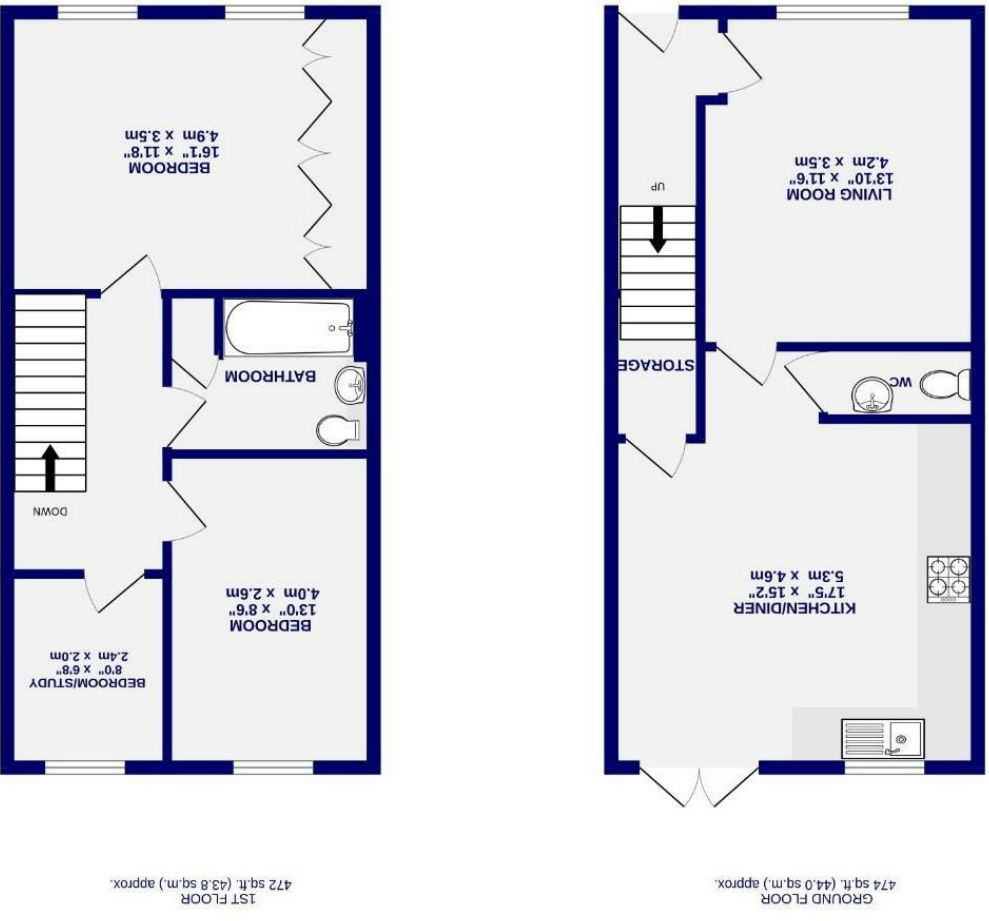


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# Bowling Lane Acomb, York YO24 3FW

Freehold  
Council Tax Band - C

- Stunning Semi Detached Home
- Three Well Proportioned Bedrooms
- Quiet Cul De Sac
- Close To Acomb Front Street
- Private Rear Garden
- Immaculately Presented Throughout
- Driveway Parking
- EPC B



TOTAL FLOOR AREA: 946 sq. ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are for guidance only and should not be relied upon. The floorplans, dimensions, areas and measurements shown have not been tested and no guarantee is given as to their accuracy. Measurements are given in feet and inches and in metres and millimetres. The floorplans, dimensions, areas and measurements shown have not been tested and no guarantee is given as to their accuracy.



Bowling Lane  
Acomb, York  
YO24 3FW

Offers Over £385,000



Tucked away in a quiet cul-de-sac in the ever-popular residential area of Acomb, to the west of York, is this immaculately presented three-bedroom semi-detached home. Finished to a high standard throughout, this turn-key property is ideal for first-time buyers and growing families alike.

Bowling Lane is discreetly located just off Front Street, placing it within easy walking distance of a range of local amenities, including shops, cafes, and schools. The area is also well-served by regular bus routes, offering excellent access to York City Centre.

Internally, the property offers a bright entrance hall leading into a spacious reception room. A large front-facing window allows natural light to flood the space while offering a lovely view down the cul-de-sac. To the rear sits a stunning kitchen-diner, complete with an array of shaker-style wall and base units, sleek quartz worktops, and a central island for additional workspace. The kitchen is well-equipped with integrated appliances including a fridge-freezer, electric oven, microwave, induction hob, and dishwasher. A convenient downstairs W.C. completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom positioned to the front and benefiting from a range of built-in storage. The accommodation is completed by a beautifully finished three-piece family bathroom, featuring stylish tiling and contemporary fittings.

Externally, the home boasts driveway parking to the front and side. To the rear is a superb west-facing garden, fully enclosed by mature hedging and fencing for maximum privacy. Thoughtfully landscaped, the garden features a combination of decking, patio areas, and a charming pergola—creating a perfect space for relaxing or entertaining year-round.

With its impressive presentation, generous outdoor space, and prime location, this home is expected to attract early interest. Viewing is highly recommended.

Council Tax Band- C

