



Grayshon Drive  
Acomb, York  
YO26 5RG

Offers Over £415,000



Located just off Beckfield Lane to the west of York, this exceptional five-bedroom extended family home is tucked away in a desirable residential setting. The location is particularly convenient, with a range of local amenities, shops and schools close by, while Acomb's popular Front Street offers further everyday facilities. Regular transport links provide easy access to York city centre, with the outer ring road also within easy reach for commuting further afield.

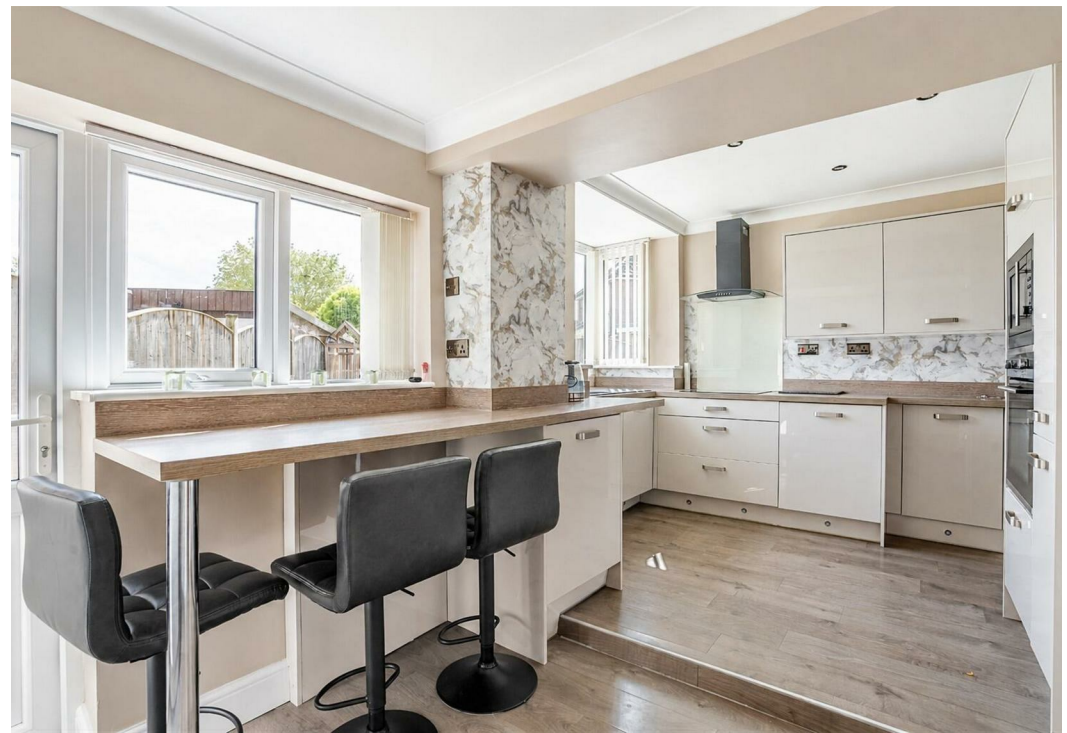
Set over three floors, the property offers a versatile layout designed for modern family living, with stylish presentation throughout, excellent bedroom space and the convenience of no onward chain. A welcoming entrance hall leads into the impressive open-plan lounge and dining room, with a bay window to the front creating a bright and inviting space for both relaxing and entertaining. The modern breakfast kitchen is positioned to the rear and is complemented by a substantial separate utility room and convenient ground floor WC.

The first floor provides four well-proportioned bedrooms, including one with an en-suite shower room and useful storage. A contemporary four-piece family bathroom serves the remaining bedrooms. The second floor offers an impressive additional double bedroom, complete with an en-suite WC and dressing area, creating an excellent private retreat or flexible space for guests, teenagers or home working. There is also convenient access to the loft for additional storage.

Outside, the property is approached via a lawned frontage and brick-paved driveway providing ample off-street parking. To the rear is an enclosed, low-maintenance garden with artificial lawn and a paved seating area, ideal for relaxing and entertaining.

Offering generous and versatile living across three floors, this is a turnkey family home in a popular and well-connected location, perfectly suited to the changing needs of modern family life. Offered with no onward chain, an early viewing is highly recommended

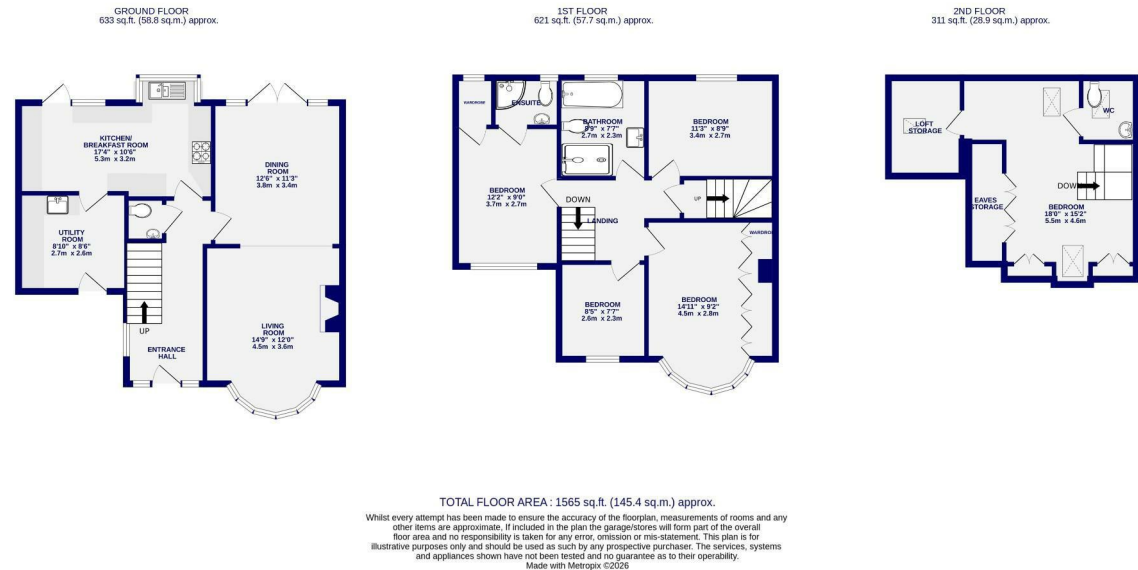




# Grayshon Drive Acomb, York YO26 5RG

Freehold  
Council Tax Band - C

- Complete Chain
- Set Over Three Spacious Floors
- Open-Plan Lounge And Dining Room
- Versatile Modern Family Living
- Tucked-Away Popular Location
- Modern Breakfast Kitchen
- Separate Utility And WC
- Driveway And Private Rear Garden
- Five Bedroom Extended Family Home
- EPC D



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.