



# Melwood Grove

Acomb, York

YO26 5RE

£395,000

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Located in the popular residential area of Acomb, to the west of York, this immaculately presented and thoughtfully extended semi-detached home sits on a generous plot and is ready to move straight into. Ideally suited to a range of buyers, the property enjoys convenient access to a variety of local amenities, including shops, eateries, well-regarded schools, and regular bus connections to York city centre and the train station.

Internally, the property is entered via an entrance hall leading through to a charming front living room, which benefits from a wealth of traditional features including picture rails, deep skirting boards, in addition to a wood-burning stove with attractive shelving set within the alcoves. To the rear lies the heart of the home: a contemporary kitchen fitted with a range of stylish wall and base units, complemented by ample worktop space, a central island, and integrated appliances. As part of the extension, the kitchen opens into a bright dining area, enhanced by skylights and patio doors that lead out onto the garden, creating an ideal space for both everyday living and entertaining. The kitchen also provides access to a generous garage, offering excellent storage or potential for further accommodation, subject to the necessary planning permissions.

To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom, all presented to a high standard.

Externally, the property benefits from a south-facing rear garden, mainly laid to lawn and featuring established flowerbeds, mature trees, and fenced boundaries, providing a private and peaceful outdoor space. To the front, there is driveway parking for multiple vehicles and access to the garage.

A truly beautiful home in a sought-after location, this property is expected to be popular and early viewing is highly recommended.

