



Bellhouse Way  
Acomb, York  
YO24 3LL

£340,000

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A superbly spacious and versatile detached home, quietly positioned in a popular residential area with excellent access to the outer ring road, local schools and amenities. This extended property offers generous and adaptable accommodation across two floors, including a self-contained annexe-style living space.

The main entrance opens into a welcoming hallway with wood-effect flooring, useful storage, and stairs to the first floor. At the heart of the home is a light-filled open-plan lounge and dining area, complete with a feature fireplace and French doors that open into a bright conservatory creating the perfect flow for entertaining and everyday family life.

The kitchen is well-appointed with a range of wall and base units, complementary work surfaces, metro-style tiling, breakfast bar, and spaces for both gas and electric cooking. A stable-style side door adds a touch of charm and practicality, with a large under-stairs cupboard offering additional storage.

To the rear of the ground floor, a second spacious living room part of the annexe extension features French doors to the garden and stairs leading to a mezzanine level, ideal for a home office or occasional sleeping area. A generous shower room completes this flexible wing of the property.

Upstairs, the property boasts three further bedrooms. The principal bedroom benefits from fitted wardrobes and overlooks the front aspect, while the second double bedroom enjoys views of the rear garden and includes built-in storage. The third bedroom is currently used as a single but could accommodate a small double or function as a study. A modern family bathroom is fitted with a white suite including a panelled bath with shower over, WC and wash basin, and is finished with a heated towel rail.

Externally, the property enjoys a lawned rear garden with gated access, ideal for children or pets. A good-sized driveway provides ample off-street parking and leads to a detached garage and access to the rear.

