



Almsford Road

York

YO26 5NX

Offers Over £250,000



Located within the popular residential area of Acomb, this semi-detached two-bedroom bungalow is ideally positioned close to a range of local amenities, including supermarkets, convenience stores, cafés, eateries, and Acomb Green. Benefitting from regular bus services along Beckfield Lane, the property offers excellent access to York city centre and the railway station. Sure to appeal to a variety of buyers, this home presents a wonderful opportunity in a sought-after location.

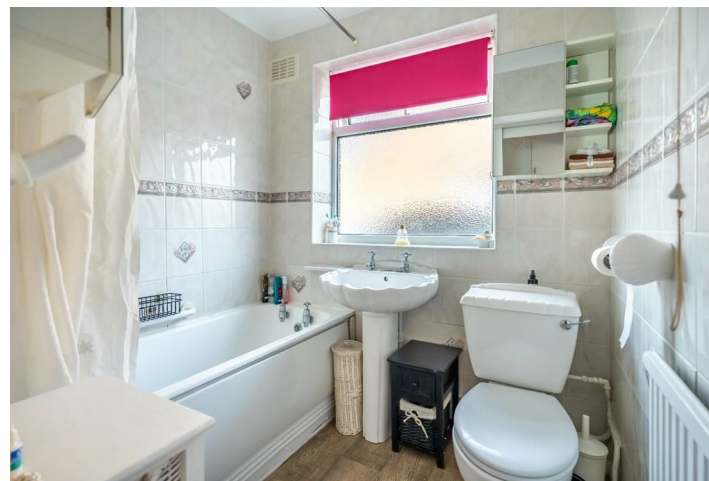
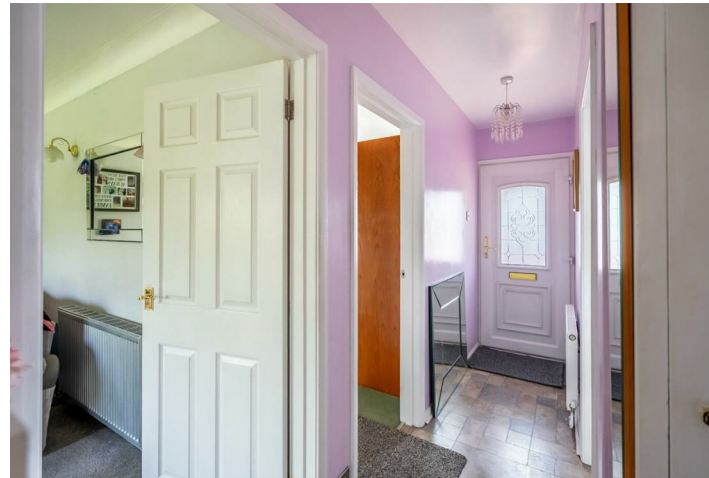
The accommodation opens into a welcoming entrance hall, which leads through to the generous living room positioned at the rear of the property. Filled with natural light, this spacious room enjoys French doors opening onto the garden, creating a seamless connection between indoor and outdoor living.

The kitchen is also located to the rear and enjoys pleasant views over the garden. To the front of the property are two well-proportioned double bedrooms, with one currently utilised as a dining room, offering flexibility to suit a variety of needs. The bathroom is positioned off the central hallway and is fitted with a white suite incorporating a shower over the bath.

A particular highlight of this property is the substantial plot and generous rear garden, offering excellent outdoor space along with potential to extend, subject to the necessary planning permissions.

Externally, to the front is a brick-paved driveway leading to the garage, together with a gravelled area providing additional off-street parking for multiple vehicles.

Offering spacious accommodation, a generous plot, and excellent potential, early viewing is highly recommended to appreciate all that this home has to offer.



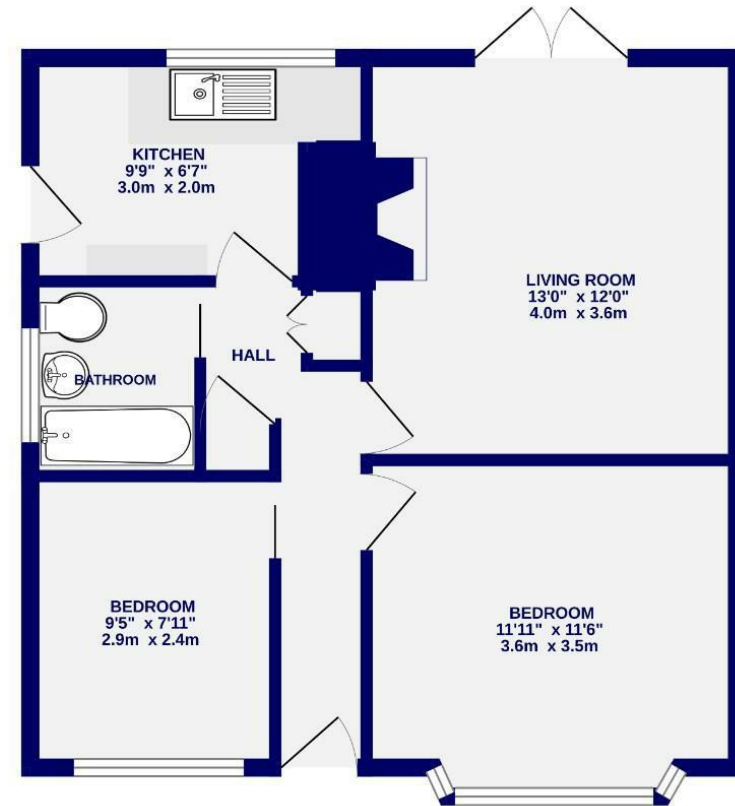


# Almsford Road York YO26 5NX

Freehold  
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room With French Doors
- Kitchen Overlooking Rear Garden
- Popular Acomb Location
- Generous Plot And Garden
- Potential To Extend Subject To Planning
- Driveway Parking
- Garage
- EPC D

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage sizes will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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