

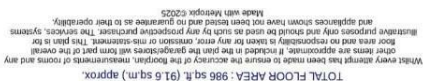
property on behalf of the vendor.

Freehold  
Council Tax Band - C

- Popular Residential Area

- No Onward Chain

- EPC D



Briar Avenue, Acomb, York, YO26 5BX



Briar Avenue  
Acomb, York  
YO26 5BX

£395,000

 3  1

Tucked away in a quiet cul-de-sac just off Wetherby Road in Acomb, and enjoying open views over the surrounding countryside, is this well-maintained three-bedroom semi-detached home. Having been a much-loved family property and more recently a successful rental, it is now offered with no onward chain and presents excellent potential for further updating or extension, subject to the necessary planning consents.

Briar Avenue is ideally placed for the wide range of amenities Acomb has to offer, including local shops, cafes and eateries, as well as regular bus services providing easy access into York city centre and the railway station.

The ground floor opens with an entrance hall leading to a through reception room, enjoying plenty of natural light thanks to dual-aspect windows. To the rear, the property benefits from an extended kitchen fitted with shaker-style wall and base units, complemented by modern worktops.

Upstairs, there are three well-proportioned bedrooms, two of which are comfortable doubles, along with a well-presented three-piece family bathroom. The loft space has also seen partial works over the years, including boarding, a dormer window, and some installation, offering clear scope for a full loft conversion if desired.

Set on a generous corner plot, the property enjoys gardens to three sides, designed to be low maintenance with patio areas for seating and outdoor dining. Driveway parking is available to the front, along with a single detached garage complete with pitched roof and lighting.

With its attractive position, generous plot, and exciting potential, this home is sure to appeal to a range of buyers, and early viewing is highly recommended.

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