

- Sherwood Grove
Acomb, York
YO26 5RD



TOTAL FLOOR AREA: 884 sq ft (82.1 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any floor area and responsibility is taken for any error, omission or misstatement. 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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£425,000

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Located in the popular residential area of Acomb to the west of York, and within easy reach of local amenities and transport links, is this well-presented three bedroom detached bungalow. Enjoying an open aspect over neighbouring countryside, this lovely home is likely to appeal to a range of buyers, particularly those looking to downsize without compromising on space or surroundings.

Internally, the property offers an entrance hall leading into the generous living room positioned to the front of the home. Filled with natural light from a bay window and further front window, this welcoming space is centred around a feature fireplace. The dining area flows through to the kitchen, which is fitted with a range of shaker-style wall and base units providing ample storage and worktop space, along with a selection of integrated appliances.

Across the hall are three well-proportioned bedrooms, one benefitting from fitted wardrobes and another enjoying access to a bright conservatory overlooking the garden. A shower room and separate WC complete the internal accommodation, with potential to reconfigure if desired.

Externally, the property occupies a generous and private plot, enhanced by mature trees and well-established planting. The rear garden is mainly laid to lawn with raised beds and patio areas, ideal for outdoor seating and dining. A detached garage with a vaulted roof provides valuable storage, with further parking available on the driveway that extends to the front of the property.

Offered with no onward chain, early viewing is strongly recommended.

Council Tax Band D

