



83 Sherwood Grove, Acomb
York, North Yorkshire YO26 5RB

Guide Price £390,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fabulous extended and immaculately presented, three bedroom dormer bungalow with farmland views, situated in a very quiet cul-de-sac, just to the south/west of York in Acomb, with easy access to the outer ring road and York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This stunning property has been updated by the current owners, creating a fabulous home, with both charming and quality features throughout. Boasting a modern breakfast kitchen, a superb contemporary bathroom and lovely gardens, this property will be very popular with a multitude of buyers including singles, professional couples and those looking to retire in their forever home. The ground floor accommodation comprises; Entrance hall from the front, with doors leading to the reception rooms. To the front we find the living room, with a feature wood burning stove, to the rear a fabulous extended dining room, opening to the sitting area, bathed in natural light from the sky light and French doors leading to the garden. Then forward from the hallway, into the kitchen with a range of attractive fitted units, with integral appliances and a door leading to the handy rear porch. The garage utility completing the ground floor. From the spacious galleried landing, currently used as a study area with space for a desk, doors lead to three bedrooms, the principal with fitted wardrobes and an ensuite shower room. Externally to the front, we find a driveway, providing ample off street parking. Whilst to the rear of the property, we find a lovely lawned garden with a covered patio area, just right for outside entertaining. For those who like pottering in the gardens, we find perennials and flowering plants, perfect for green fingered buyers. There are also lovely views over farmland in this West facing garden. In summary, this lovely home in the very popular "Acomb" area, provides an exceptional opportunity to secure a property that is full of charm and character. With easy access to very popular local schools and road links. An early viewing is highly recommended not to miss out on this fantastic family home.

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance with a composite door and double glazed windows to front aspects and radiator*. Stairs to the first floor. Doors leading to...

Living Room

15' 3" x 11' 0" (4.64m x 3.35m) Into bay Double glazed bay windows to front aspect, feature wood burning stove*, ceiling coving, ceiling rose, dado rail, tv point* and radiator*.

Dining Room

21' 4" x 11' 1" (6.50m x 3.38m) Double glazed windows and French doors to rear aspect, sky light and radiators*.

Bathroom

9' 1" x 5' 4" (2.77m x 1.62m) A three piece contemporary white suite, comprising a panelled bath with mixer tap and mains shower*, low level wc, wash hand basin, with mixer tap, down lighting and heated towel rail*.

Kitchen/Breakfast Room

17' 4" x 11' 1" (5.28m x 3.38m) A superb fitted kitchen with a range of wall and base units, incorporating a sink with mixer taps, integral appliances include a range cooker* with 5 x gas hob*, fridge* and freezer*, dishwasher* and down lighting. There is also a breakfast bar, double glazed windows, plus a door to rear aspect porch and radiator*. Door leading to...

Garage/Utility

17' 9" x 9' 9" (5.41m x 2.97m) Doors to the front aspect, plumbing for a washing machine*, space for a dryer, wall mounted boiler*, power and lighting,

First Floor Landing

Spacious landing, currently used as a study area, sky light to front aspect and eve storage. Doors leading to...

Bedroom 1

13' 3" x 9' 7" (4.04m x 2.92m) Double glazed window to rear aspect, built in wardrobes and radiator*. Door leading to...

En-suite

9' 8" x 5' 10" (2.94m x 1.78m) A three piece white suite, comprising walk in shower cubicle with mains shower*, low level wc, wash hand basin with mixer tap, vanity base unit, extractor fan*, sky light front aspect, aspect, eve storage and radiator*.

Bedroom 2

19' 4" x 8' 10" (5.89m x 2.69m) Double glazed window to rear aspect and radiator*.

Bedroom 3

11' 4" x 7' 3" (3.45m x 2.21m) Double glazed window to rear aspect and radiator*.



Outside

To the front of the property there is a walled driveway providing ample off street parking, leading to the attached garage. To the rear of the property, we find generous gardens with farmland views, which have been maintained with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there is a covered patio area, perfect for simply relaxing on summer evenings and outside entertaining.

Agents Note

EPC Rating D. Council tax band D.

Broadband supplier: BT

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo.

Electricity supplier: Ovo.



Energy performance certificate (EPC)83 Sherwood Grove
Acomb
YORK
YO26 5RB

Energy rating

D

Valid until:

15 February 2032

Certificate number:

9500-3068-0522-2093-1223

Property type

Semi-detached house

Total floor area

119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).**Bishops Personal Agents**

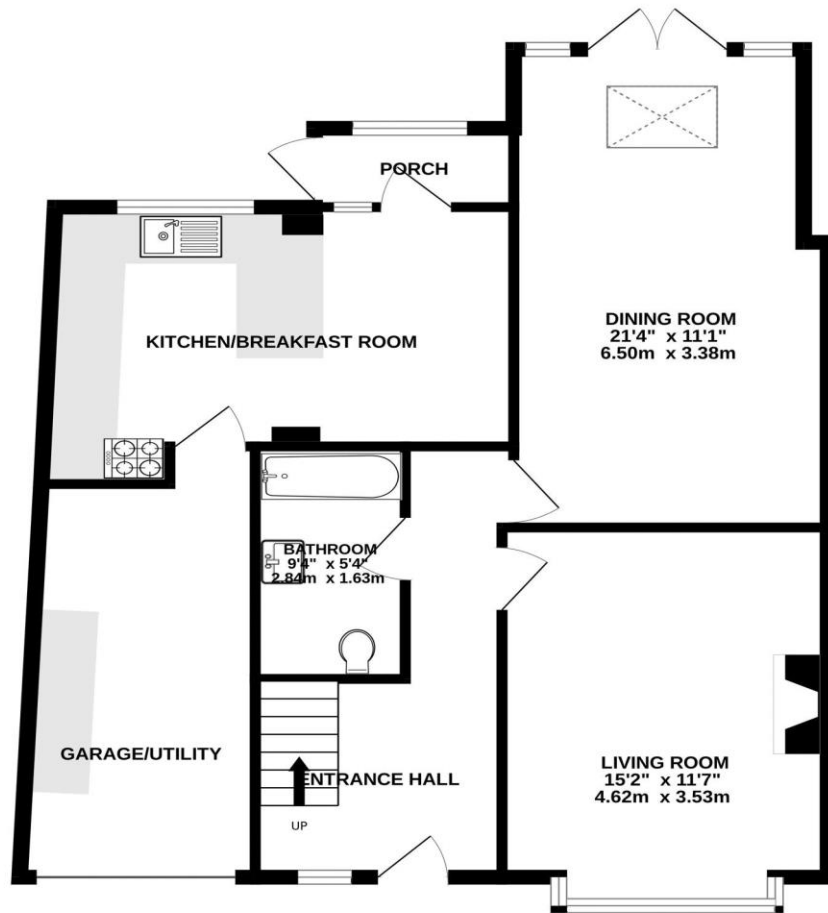
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

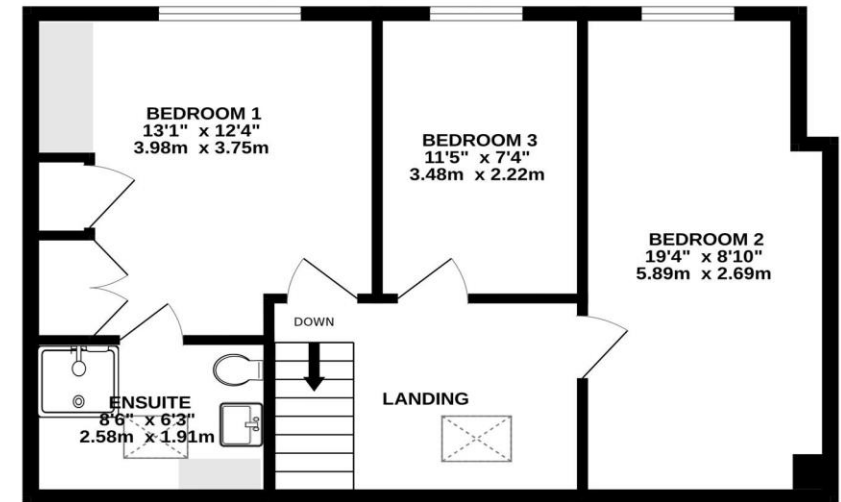
paul.atkinson@bishospa.com

www.bishospa.com

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
Made with Metropix ©2024

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.