



6 Staithes Close,  
York, North Yorkshire YO26 5PR

Guide Price £320,000





Bishops Personal Agents offer for sale, an impressive and immaculately presented two bedroom contemporary detached bungalow. Offering the best in city suburb living, located 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 thoughtfully designed and updated by the current owner, creating a fabulous home, with both charming and quality features throughout. Boasting a modern kitchen, a superb shower room, underfloor heating and lovely gardens with a summer house. 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 porch from the front, opening to the living room with a windows to two aspects and black oak flooring, a feature throughout the house. Then forward into the kitchen with a range a white fitted units, ample space for a table and chairs and a door leading to the outside. An inner lobby leads from the living room, to where we find two bedrooms, the principal with fitted wardrobes and a contemporary shower room. Externally to the front, we find a pretty garden area and path leading to the front door. Whilst gated side access leads to the rear of the property, where we find a lovely fenced garden with a 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. To further compliment the garden we find a summerhouse. Please do arrange to view this property as soon as possible, not to miss out on this quality, yet charming 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 Porch

Front door to entrance porch. Door leading to....

### Living Room

16' 5" x 11' 9" (5.00m x 3.58m)

Double glazed windows to front and side aspects, black oak flooring, ceiling coving, tv point\* and upright radiators\*. Doors leading to...

### Kitchen/Diner

17' 7" x 9' 9" (5.36m x 2.97m)

Fabulous fitted kitchen with an attractive range of white base and wall mounted units with matching work preparation surfaces over, inset sink and drainer with mixer taps, integral appliances include electric oven\*, electric hob\* with extractor fan over\*, dishwasher\*, plumbing for a washing machine, black oak flooring, down lighting and double glazed windows to side and rear aspects and upright radiators. Door leading to the garden.

### Inner Lobby

Doors leading to....

### Bedroom 1

12' 9" x 10' 4" (3.88m x 3.15m)

Double glazed windows to side aspect, black oak flooring, built in wardrobes, alcove cupboard with wall mounted boiler\* and radiator\*.

### Bedroom 2

13' 1" x 9' 6" (3.98m x 2.89m)

Double glazed windows to rear aspect, black oak flooring and radiator\*.

### Shower Room

9' 9" x 4' 10" (2.97m x 1.47m)

Modern suite in white comprising; Walk in shower cubicle with mains shower\*, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to rear aspect and heated rail\*.

### Outside

Externally to the front we find a pretty garden area with a hard standing area and a path leading to the house. Gated side access leads to the rear of the property, where we find a lovely fenced garden with a 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. To further compliment the garden we find a summerhouse.

### Agents Note

EPC Rating A. Council tax band C.

Broadband supplier: BT

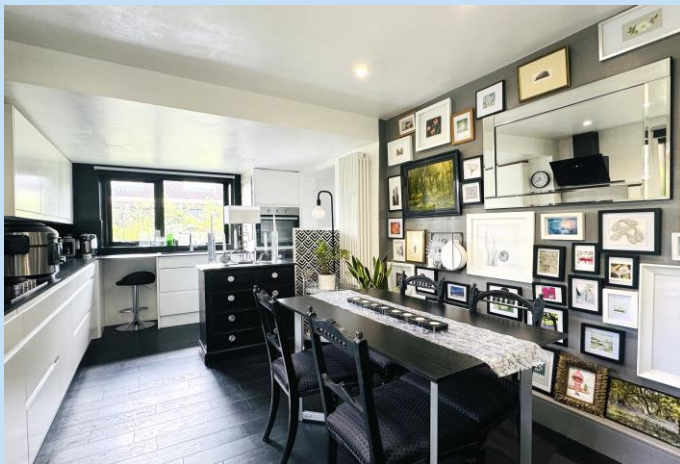
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.

This house also benefits from cavity wall insulation, positive input ventilation (PIV) system\*, solar panels\* and underfloor heating\*.











# Energy performance certificate (EPC)

6 Stalthes Close YORK YO26 5PR	Energy rating <b>A</b>	Valid until: 14 April 2034
		Certificate number: 2700-2051-0022-7398-3443

Property type	Detached bungalow
Total floor area	69 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 requirements 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>).

## Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

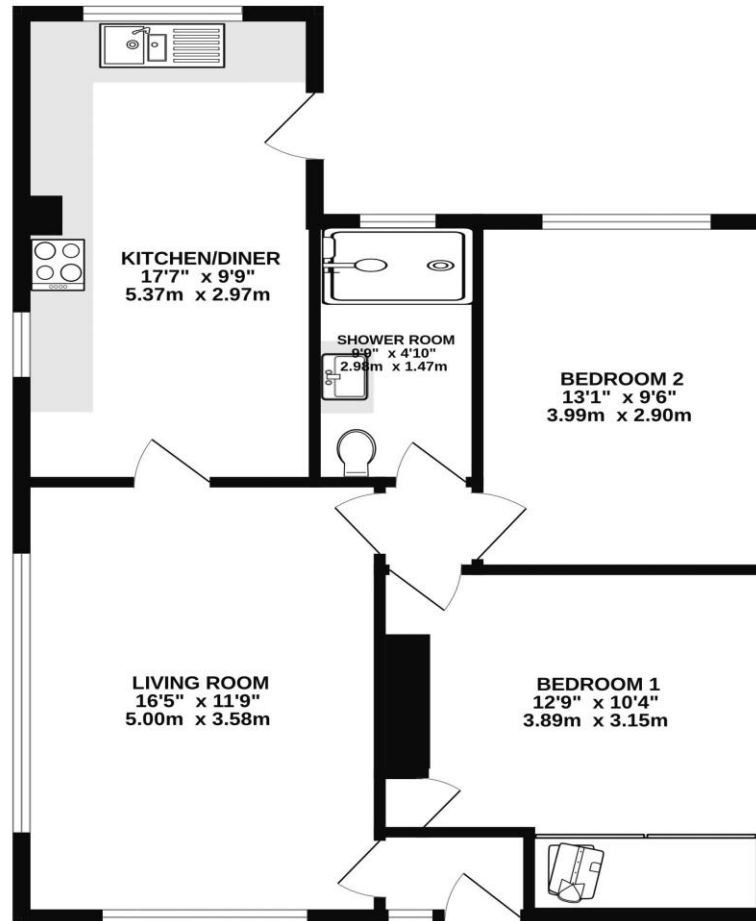
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2700-2051-0022-7398-3443>

GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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.  
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**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.