



Chestnut Grove Acomb, York YO26 5LE

£425,000



Located in the sought-after area of Acomb, within walking distance of the excellent amenities on Acomb Front Street and with regular bus connections into York city centre and the railway station, this beautifully presented semi-detached home has been thoughtfully enhanced by the current owners. Improvements include an air source heat pump, purpose-built home office within the garage and attractive contemporary décor throughout.

The property opens into a welcoming entrance hall, with an extended porch providing useful additional space and a convenient ground floor WC. There are two well-proportioned reception rooms, both enjoying generous windows and patio doors opening onto the rear garden, creating bright and versatile spaces.

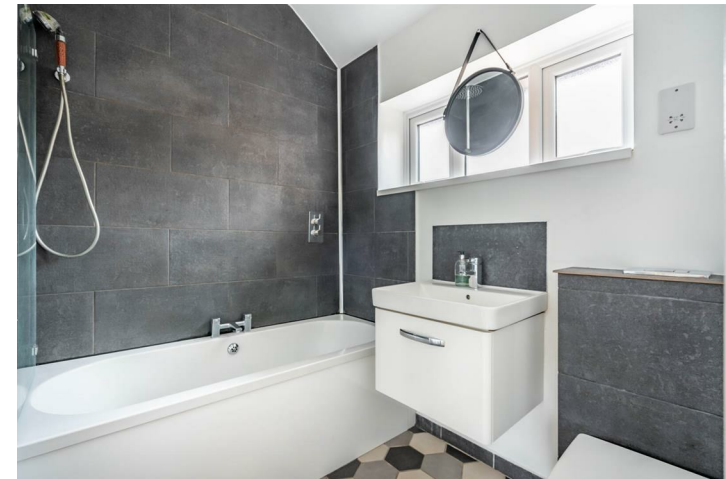
To the rear, the recently upgraded kitchen is fitted with a range of modern wall and base units, providing excellent storage and worktop space, with the added benefit of underfloor heating.

The first floor offers three well-proportioned bedrooms alongside a modern three-piece family bathroom.

Outside, the south-facing rear garden is predominantly laid to lawn with fenced boundaries and a paved seating area, providing a lovely space to enjoy the garden throughout the day. At the end of the garden is a purpose-built home office, offering an excellent additional space for working from home, a studio or recreational use, with further garden space beyond.

The property also benefits from an extensive driveway providing 1 parking space to the front of the property, along with shared driveway providing one parking space in front of the detached garage.

Well positioned for local amenities, transport links and York city centre, this is a superbly presented home offering versatile accommodation and excellent outside space. Early viewing is highly recommended.

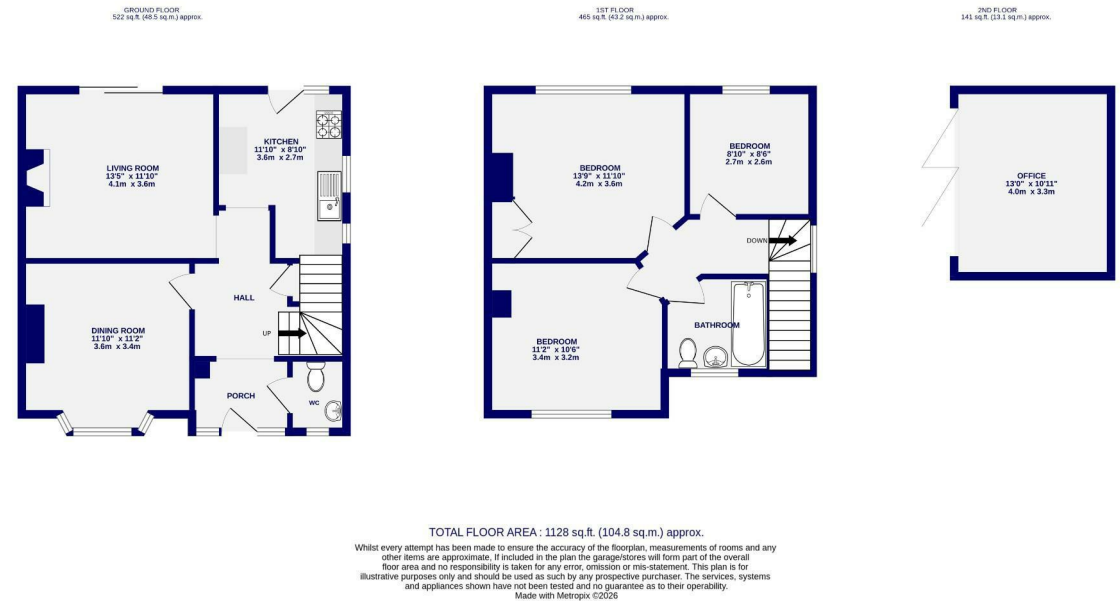




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Freehold
Council Tax Band - B

- Purpose Built Home Office In Garden
- Garage & Driveway Parking
- South Facing Rear Garden
- Updated Throughout
- Air Source Heat Pump
- Sought After Residential Setting
- Perfect Family Home
- EPC D



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