

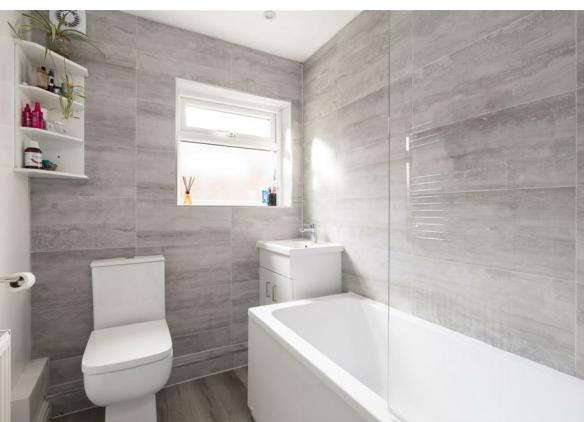


**Gladstone Street, Acomb, York  
£230,000**

Situated in the highly desirable and well-established residential area of Acomb, this lovely two-bedroom mid-terrace property with walled courtyard presents a perfect opportunity for first time buyers and professionals.



Acomb is renowned for its excellent amenities and enviable connectivity, offering frequent and reliable bus services providing direct links to York city centre and the train station. Residents also enjoy the convenience of a diverse selection of shops, cafés, and essential services along the vibrant and bustling Front Street, all within effortless walking distance from the property.



Upon entering the home, one is welcomed by a well-proportioned entrance hall that seamlessly leads into the inviting living room, situated at the front of the property. This space exudes character and warmth, featuring a fireplace, serving as a striking focal point. Continuing through the hallway, one arrives in the dining area, which is perfectly designed for both everyday living and entertaining with French doors opening onto the walled courtyard. The kitchen itself is thoughtfully appointed with an array of wall and base units, ensuring ample storage, complemented by generous worktop space ideal for preparation. To complete the ground floor, there is a well-appointed three-piece bathroom, designed with both comfort and convenience in mind, having a panelled bath with shower, low flush w/c and hand wash basin.



Ascending to the first floor, the property boasts two generously proportioned double bedrooms, both offering an abundance of space and versatility.



Externally, the property enjoys the advantage of a particularly spacious rear courtyard, an idyllic setting for outdoor relaxation or alfresco dining. Furthermore, a practical outbuilding provides additional storage, catering to a variety of lifestyle needs, along with a timber shed.

This delightful residence is certain to attract significant interest from a wide range of prospective buyers. To fully appreciate the charm and potential of this exceptional home, early viewing is strongly recommended.

**Tenure:** Freehold

**Services/Utilities:** Mains Gas, Electricity, Water and Sewerage are understood to be connected

**Broadband Coverage:** Up to 76\* Mbps download speed

**EPC Rating:** D

**Council Tax:** B - City of York

**Current Planning Permission:** No current valid planning permissions

**Viewings:** Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



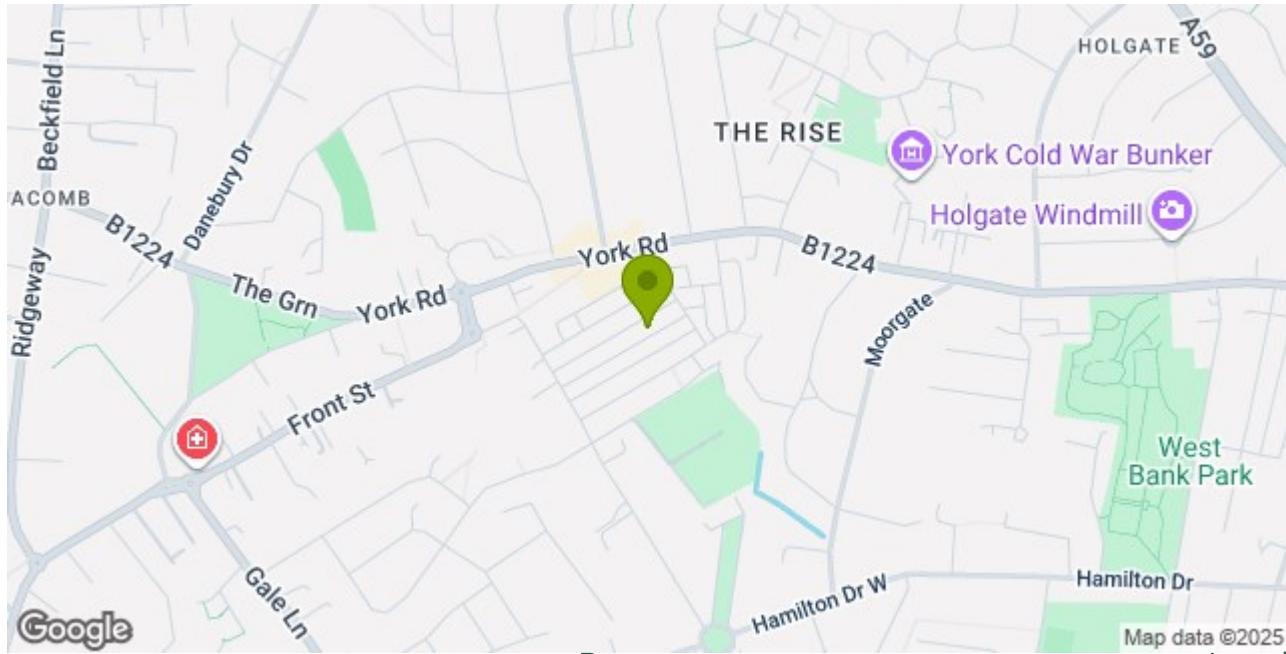


Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 396 SQ FT / 36.77 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 297 SQ FT / 27.56 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 693 SQ FT / 64.33 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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