

Almsford Drive, York £375,000

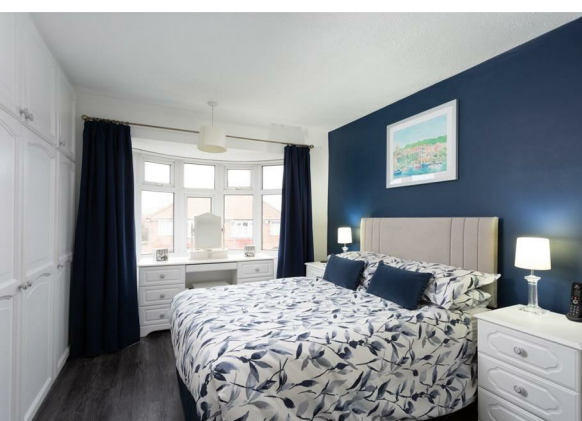
Occupying a generous corner plot in a well-established residential setting, this extended three bedroom semi-detached home offers beautifully presented accommodation, ideal for modern family living. Thoughtfully improved and well maintained throughout, the property combines flexible living space with a practical layout and a strong sense of quality.



The ground floor is arranged around a welcoming entrance hall, leading through to a spacious sitting room positioned to the front of the house, where a bay window allows natural light to flood the space. To the rear, the home opens into an impressive dining room, providing an excellent setting for entertaining and everyday family life. This connects seamlessly with the fitted kitchen, which is further complemented by a separate utility room and a ground floor WC, adding to the home's practicality.



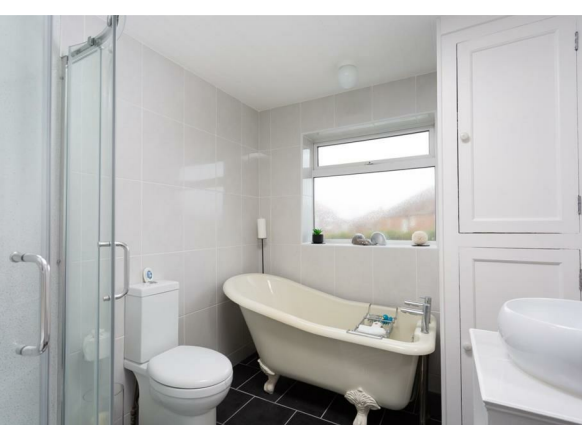
To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, well suited to use as a home office, nursery or dressing room. A modern family bathroom completes the accommodation.



Externally, the property enjoys a private, landscaped garden, offering a pleasant and well-defined outdoor space ideal for relaxing or entertaining. A detached garage provides additional storage or secure parking, while the corner plot position gives the home an attractive sense of space and presence without the garden fully wrapping around the property.

The home has been carefully maintained and updated over time, creating an inviting property that can be enjoyed immediately, while still offering opportunities for a new owner to add their own touches if desired.

Located within easy reach of local amenities, schools and transport links, this is a well-balanced family home that combines space, condition and location in equal measure.



Material Information

Tenure: Freehold

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

Broadband: up to 1000 Mbps*

EPC Rating: tbc

Council Tax: C - City of York

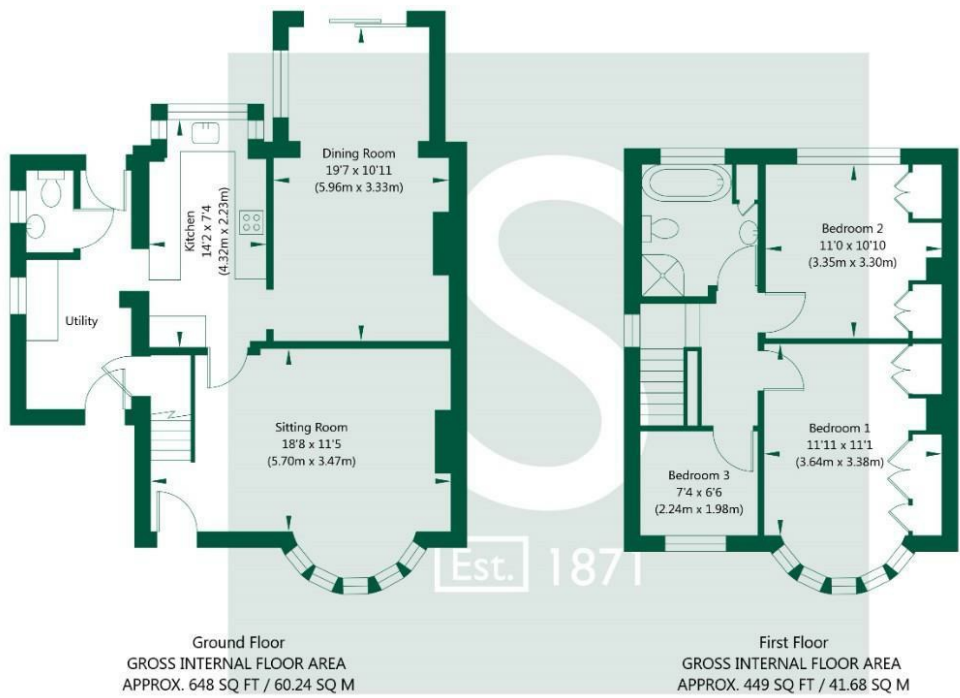
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

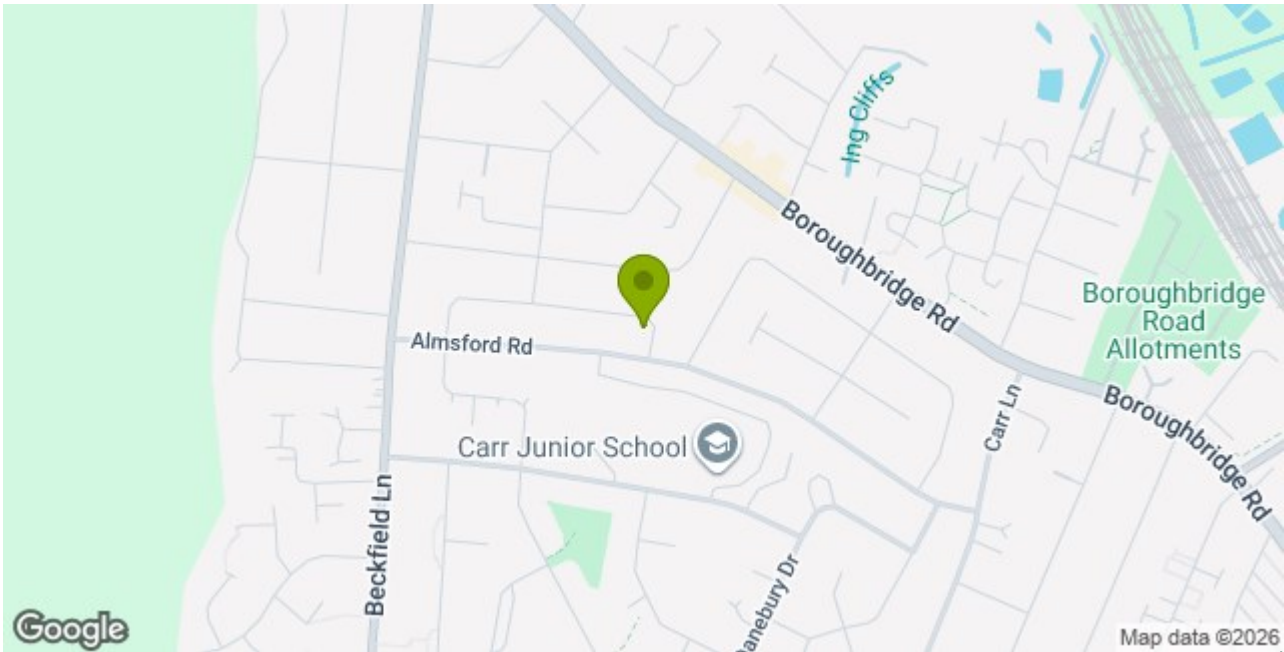


*Download speeds vary by broadband providers so please check with them before purchasing.

Almsford Drive, Acomb, York, YO26 5NS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1097 SQ FT / 101.92 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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