Minter Close, YORK, North Yorkshire

Asking Price: £230,000

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This beautifully presented two-bedroom semi-detached home is situated within a quiet cul-de-sac in the popular residential area of Acomb and has been thoughtfully improved throughout to create a stylish and energy-efficient home, ideal for first-time buyers, small families, or those looking to downsize.

Upon entering the property, you are welcomed into an entrance vestibule with a useful storage cupboard. The attractive living room offers a warm and inviting space to relax with stairs leading to the first floor.

To the rear of the property is a beautifully fitted modern kitchen incorporating an electric hob, oven and extractor hood, along with a range of integrated appliances including a fridge, freezer, washing machine and dishwasher. The kitchen has been designed to maximise both style and practicality.

The first floor offers two generous double bedrooms, both benefiting from two windows which allow an abundance of natural light to flood the rooms. Completing the accommodation is a stunning fully tiled bathroom fitted with a contemporary three-piece suite with shower over the bath and a side-facing window.

Externally, the property continues to impress. To the front, there is off-street parking for up to three vehicles together with an electric vehicle charging point.

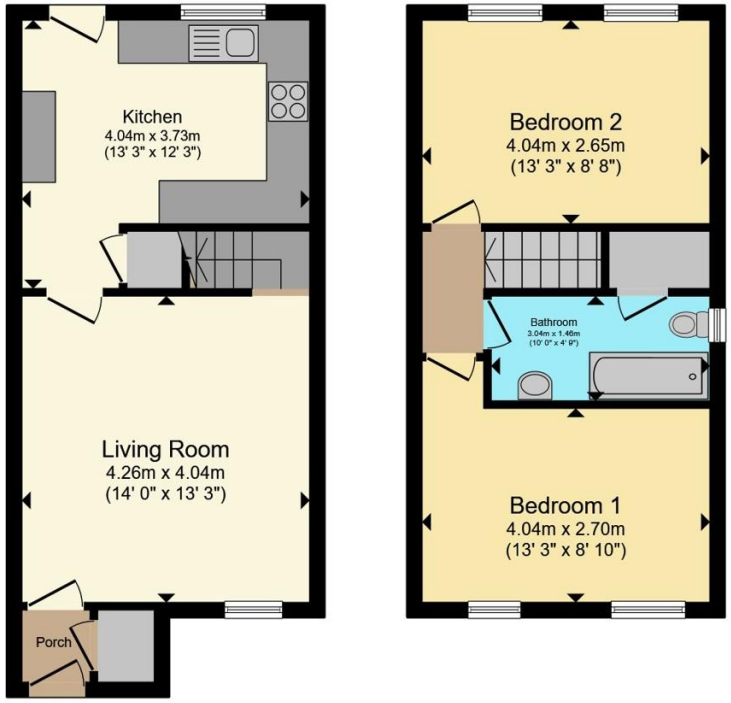
To the rear is a fully enclosed, low-maintenance paved garden with convenient side access, providing a private space to enjoy outdoor living.

The property benefits from a range of modern energy-efficient features including an air source heat pump, owned solar panels, attractive contemporary radiators, and replacement windows and doors installed in 2022.

Acomb is one of York's most sought-after residential locations, offering an excellent range of local amenities including supermarkets, independent shops, cafés, schools and leisure facilities. The area enjoys regular public transport links into York city centre and provides easy access to the outer ring road and wider commuter network. Combining convenience, community spirit and excellent local services, Acomb remains a popular choice for buyers of all ages.

Early viewing is highly recommended to appreciate everything this impressive home has to offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 66.8 m² (719 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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