





# 40 The Reeves, York YO24 3ES

Offered with the benefit of no onward chain, this well-proportioned semi-detached home presents an excellent opportunity with scope for extension (STPP) within a quiet cul de sac location. The front of the property is a neatly maintained garden with potential to create a driveway (STPP). Inside, a spacious hallway provides access to the living room and a kitchen that opens into the dining area. Upstairs, the first floor comprises of two generous double bedrooms both with fitted wardrobes and a well-sized shower room. To the rear, the property boasts a substantial south facing rear garden and an outdoor brick-built store. A home which has been loved by the same household for many years, this property is now ready for its next chapter. Offering excellent potential for modernisation and further development. Early viewing is highly recommended to fully appreciate the space, potential, and value of property on offer.

AGENTS NOTE - The owner of this property is related to an employee of Redmove.

- No Onward Chain
- Two Bedrooms
- Potential for Further Extension STPP
- Kitchen with Dining Room
- Close Proximity to Amenities
- Cul de Sac Location
- South Facing Rear Garden
- Generous Front Garden with scope for a Driveway (STPP)

Travelling on St Stephens Road from Acomb then taking the first right hand turning followed by the next first left hand turning where the property will be seen towards the end of the cul de sac on the right hand side and can be identified by our for sale sign.

Acomb offers a wide range of shopping facilities along with a regular bus route into York centre. There is a local primary and secondary schools in the area along with sports facilities. For commuters the ring road is a short drive away giving convenient access to the A64 and the A59.

