

Property reference number: - 2201-1581 (YORK)

Home to a family with a pre-school child and a child in the 5-12 age group.
They are looking to house-swap in the school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 3, single:- 2 (one of which has a cot/toddler bed) Max:- 7 + baby/toddler
Children welcome?-	Yes all ages
Pets that live here:-	No pets live here
re-dogs	They would not consider a dog staying.



This extended 1940's semi-detached house is situated in a quiet cul-de-sac in Acomb, an attractive suburb just under 2 miles from the Centre of York. It's a great base to explore the city centre (35 minutes walk or a short bus journey/drive) and a wide range of attractions around York; museums, gardens, kids activities, shopping, restaurants etc. York is regularly voted one of the best places to live and visit in the UK, and it's easy to see why with such a range of things to do in a beautiful and safe city environment. It's particularly good for families with kids, and there is a lot on offer which is free. Outside of the city itself,

you're less than 1 hour from the picturesque [North York Moors](#) national park, and the vibrant urban centre of [Leeds](#). From the house it's 10 minutes walk to the fantastic West Bank Park; the local hub of Acomb high street; and upmarket café, Bluebird Bakery.

The centrepiece of the house is a large extended open plan kitchen/living room comprising a sofa area with a log fire, large wooden dinner table, piano and a spacious kitchen with island. It's great for socialising, eating, dancing (there are speakers in the ceiling!), playing the piano or cosying up on an evening! There is also a relaxing lounge with television and hifi with the ability to cast media by wifi. There are plenty of children's toys available including play kitchen, games, lego, playmobile and more. There is a downstairs toilet, and an upstairs family bathroom with bath and shower. The first floor has a master bedroom, a further double bedroom, 1 single and a smaller room with a cot/toddler bed. There is a further double bedroom on the second floor. There is ultrafast (1Gbit) fibre broadband so shouldn't have problem even if several people are streaming at once! The house has central heating with smart controls.

Outside, there is parking on the driveway and front and rear gardens. The enclosed rear garden has a raised decking area with an outdoor dining table and chairs, mud kitchen, and usually colourful potted flowers. There is a small patch of grass



with flower borders, and young children will be happy to discover the slide, mud kitchen, a selection of garden toys and a tree house!

The family are active members of York City Church, part of New Frontiers, and they write:- 'We are a church that loves God and loves the city of York! You'd be made to feel very welcome if you were joining to worship on a Sunday. There are more details on the church website to get more of a feel. www.yorkcitychurch.org.uk There is good provision for children in term time with occasional variations to what we do on Sundays, especially over August, so it is worth checking our facebook feed for latest information, or emailing hello@yorkcitychurch.org.uk ahead of time.

Sport and Leisure	Energise (15 mins walk): Swimming pool (large and small), gym, and a huge range of other indoor and outdoor sport in and around the city.
Children's play area	One of the best parks in York is 10 minutes down the road https://westbankpark.org/ . 2 playgrounds, basketball court, woodland walk, rose terraces, meadow and picnic area, bowling greens and wildlife area – so even enjoyable for adults!
Local places of interest	<p>There are so many things to do in York, but below is our top 10!</p> <ol style="list-style-type: none"> (1) Museums: National Railway Museum, Jorvik, Castle Museum, Yorkshire Museum (2) York Minster (3) Drinks + Cake: Bluebird Bakery, York Marina, Brew & Brownie, Art Gallery café, Balloon Tree Farmshop & Cafe (4) Grand Houses & Grounds: Beningbrough Hall, Castle Howard (5) Shopping: York Designer Outlet and City Centre for range of independent shops including the Shambles Market (6) Restaurants: Lots of choice in city centre: Rustique (French), Indian Ocean (Indian), Khao San Road (Thai) are some of our faves! (7) Gardens & Parks: Musuem Gardens, Minster Gardens, Stillingfleet & Rowntree Park (8) Outdoors: Walking the Walls, North York moors (9) Kids: Web Adventure Park, Piglets Adventure Farm, York Maze, Beetle Bank Farm, Laughing Llama Café (10) Evening: Alongside usual chains, lots of great independents: York Theatre Royal, City Screen, Crescent music venue, lots of great independent bars (House of Trembling Madness, Pivni, North South, Brew York)

visityork.org

<https://www.visitleeds.co.uk/>

www.yorkshire.com

<https://www.dayoutwiththekids.co.uk/things-to-do/yorkshire/north-yorkshire/york>

www.tripadvisor.co.uk/Attractions-g186343-Activities-zft11292-North_Yorkshire_England.html



