

Property reference number: -2403-1819 (nr YORK)

Home to a family with two children in the 9-13 age group
looking to house swap in school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 1, single:-2, the large single bedroom has sloped pitched roof with pull out single futon for extra child to sleep. (max:- 5 people+cot)
Children welcome?-	Yes all age groups are welcome
Pets that live here:-	2 cats which will need feeding please!
Re-dogs:-	They could not consider a dog staying



This detached house is situated at the end of a 'dead-end' road on the outskirts of York. It's a modern residential estate, just a few minutes walk to a bus stop with a regular service into the city centre, and 10 mins drive to a 'park and ride'. It's also 5 mins drive, or 15 mins walk to Morrisons and other shops, cafes and pubs in the nearby village of Acomb. York has many places to visit & experience; a wonderful city with lots to do and see for all ages.

The original part of this house was built in 1983 and it has been

extended/alterd over the years. It comprises a large entrance hall & cloakroom, living room with TV, DVD, log burner and piano, a large kitchen/diner with usual amenities, a sun-room, a playroom with plenty of toys for all ages, and a downstairs toilet/shower/wet room. (They are soon going to have work done to make the playroom also a spare room with sofa bed so potential for 2 more to sleep later in the 2024.)

The large double garage is linked to the house and is used for storage but also has a small trampoline, gymnastics bar, beam & mat.

Upstairs is a large bedroom with king-size bed, 'Juliet balcony' & space for cot, and 2 single bedrooms. The family bathroom has a shower over the bath. Small study will be out of bounds. WiFi available throughout.

The good-sized enclosed garden is mostly laid to lawn with a large patio. There are table and chairs for 6, a parasol, BBQ, sun chairs and a swing seat.





On the lawn is a metal climbing frame and swing. A large framed swimming pool with filter is up and available during the summer holidays, & there will be instructions for procedure of this! More storage is in the stables containing bikes, scooters & other outdoor toys that can be used, all except one bike, but we'll make it clear which one. There is parking for 2 cars on a driveway.

The family attend Gateway Church in Acomb, York, just a 15

minute walk away. A lively church for all ages where house-swappers will be very welcome. Another Gateway Church family also lives on the same street and can assist and advise as needed. Gateway is part of ChristCentral which in turn is part of the wider New Frontiers. More info on their website :- www.gatewaychurch.co.uk

Free park	Short walk to Acomb Green park and 5 minute drive or short bike ride to West Bank Park.
Recommended places of interest	City Centre highlights include, City walls, Minster, Barley Hall, Jorvik Centre, Dig. Railway Museum with it's new Wonderlab. Chocolate Museum, Clifford's Tower, City Cruises and boat hire, Hole in the Wand, Wizard of York tour. York outskirts there is Piglets Adventure, Beetle Bank Farm, Trampoline parks, bowling, Murton Park, Agility, Bird of Prey Park, Air Museum, Askham Wildlife Park (less than 10 mins drive), swimming pools (less than 10 minute walk)

www.landscapebritain.co.uk/places/north-yorkshire/acomb/

<https://www.visitbritain.com/en/destinations/england/york>

<https://www.timeout.com/york/things-to-do/best-things-to-do-in-york>



