

- Freehold
Council Tax Band - B

329 sq.ft. (30.5 sq.m.) approx.

GROUND FLOOR

The ground floor plan shows a large living/dining room (19'6" x 11'7") with a fireplace and a bay window. A kitchen (11'7" x 7'10") with a sink and stove is adjacent. A bathroom (5'9" x 3'5") is located near the entrance. A staircase leads up to the first floor.

LIVING/DINING ROOM
19'6" x 11'7"
5'9" x 3'5"

KITCHEN
11'7" x 7'10"
3'5" x 2'4"

BATHROOM
5'9" x 3'5"

UP

316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR

The first floor plan shows two bedrooms: one (11'7" x 9'1") and another (11'1" x 9'5"). A bathroom (3'4m x 2'9m) is located between the bedrooms. A staircase leads down to the ground floor.

BEDROOM
11'7" x 9'1"
3'5m x 2'8m

BEDROOM
11'1" x 9'5"
3'4m x 2'9m

BATHROOM
3'4m x 2'9m

DOWN

46 BELTHOUSE WAY, ACONB, YORK, YO24 3LL

TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this plan, measurements of rooms and any alterations shown have not been visited and no guarantee is given to these capacities.

Illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. It is intended to provide a general impression and does not constitute an offer or any other financial product. Please refer to the relevant prospectus for more information.

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Bellhouse Way
Foxwood, York
YO24 3LL

Asking Price £260,000

 2  1

Located to the west of York, within walking distance of Acomb Wood and a range of local amenities, this well presented two bedroom semi detached home offers excellent access to the outer ring road and is sure to appeal to a variety of buyers.

The internal accommodation comprises a welcoming entrance hall leading into a spacious lounge/diner, complete with useful understairs storage. To the rear is a stylish, modern kitchen featuring a range of wall and base units providing ample storage and workspace.

Upstairs, the property offers two generously sized double bedrooms, one of which benefits from built-in storage, along with a contemporary three piece house bathroom.

Externally, the property boasts a private, enclosed rear garden enjoying a south westerly aspect, mainly laid to lawn with a patio area ideal for outdoor seating. To the front, there is a driveway providing off street parking for multiple vehicles.

Offered in move in condition and expected to attract strong interest, early viewing is highly recommended.

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