

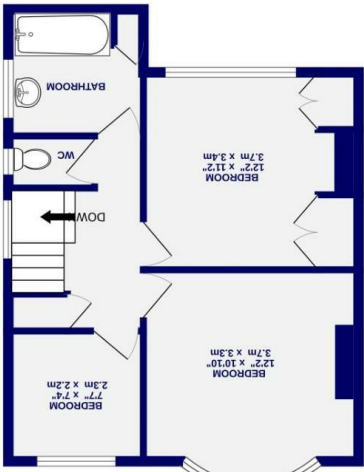
Boroughbridge Road Acomb, York YO26 6BD

Freehold
Council Tax Band - C

- Traditional Semi Detached House
- Three Bedrooms
- Large Rear Garden & Outbuilding
- In Need Of Modernisation
- Garage & Utility
- UPVC Double Glazed Windows & Front Door
- Cavity Wall Insulation
- Potential For Further Development Subject To Necessary Permission
- EPC D



GROUND FLOOR 687 sq. ft. (63.9 sq.m.) approx.



1ST FLOOR 461 sq. ft. (42.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the property in person. The floor plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Boroughbridge Road
Acomb, York
YO26 6BD

£300,000

 3  1

A spacious three-bedroom semi-detached home set within generous gardens, offering excellent potential for modernisation.

Located to the west of York, this property is well placed for access to the city centre, local shops and amenities, and the outer ring road.

The internal accommodation is entered via a welcoming hallway which leads into a light and airy living room featuring a bay window and pine paneled ceiling. To the rear is a generous open plan dining kitchen with views across the garden, along with an attached garage, utility area and ground floor W.C.

The first floor offers two well-proportioned double bedrooms and a further single room, along with a family bathroom and a separate W.C.

Externally, the property sits behind a front garden with driveway parking leading to the garage. To the rear is a particularly large garden, mainly laid to lawn with a paved patio area and a useful outbuilding with additional storage.

Whilst requiring a programme of updating, the property presents an exciting opportunity for a buyer to put their own stamp on a family home with fantastic outside space.

