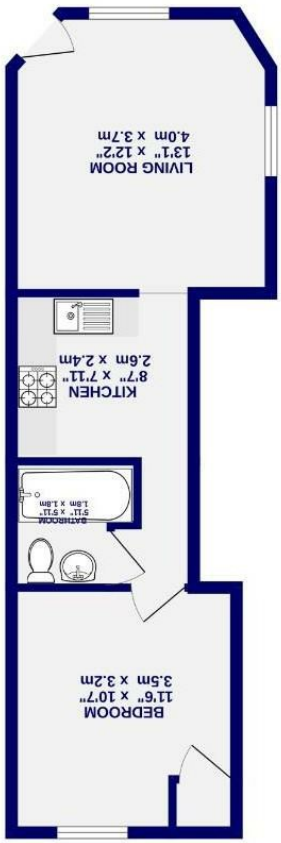




Acomb Road , York YO24 4EN

Leasehold
Council Tax Band - A

- Ground Floor Apartment
- One Double Bedroom
- Open Plan Kitchen Diner
- Central Location
- Ideal First Home Or Investment
- Shared Courtyard
- EPC D



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other details are approximate. It is advised that prospective purchasers should verify the accuracy of the figures and details by visiting the property and measuring the rooms themselves. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Acomb Road
, York
YO24 4EN

£170,000



Located within easy walking distance of York city centre and the train station, this well-presented one bedroom ground floor apartment offers a fantastic opportunity for both first time buyers and investors alike. Offered with no onward chain, the property has previously been a successful rental property, but is now offered with vacant possession having recently been redecorated.

The accommodation comprises an open plan living and kitchen area, large enough for a range of furniture, and fitted with an integrated oven and gas hob, creating a practical and sociable space for everyday living. The bathroom is fitted with a modern suite including a shower over the bath.

Externally, the property enjoys access to a shared rear courtyard along with a useful private storage shed and secure bike storage. Permit parking is also available, adding to the overall convenience of this well-located home.

Leasehold
Length of lease- 986 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £0

Council Tax Band- A

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

