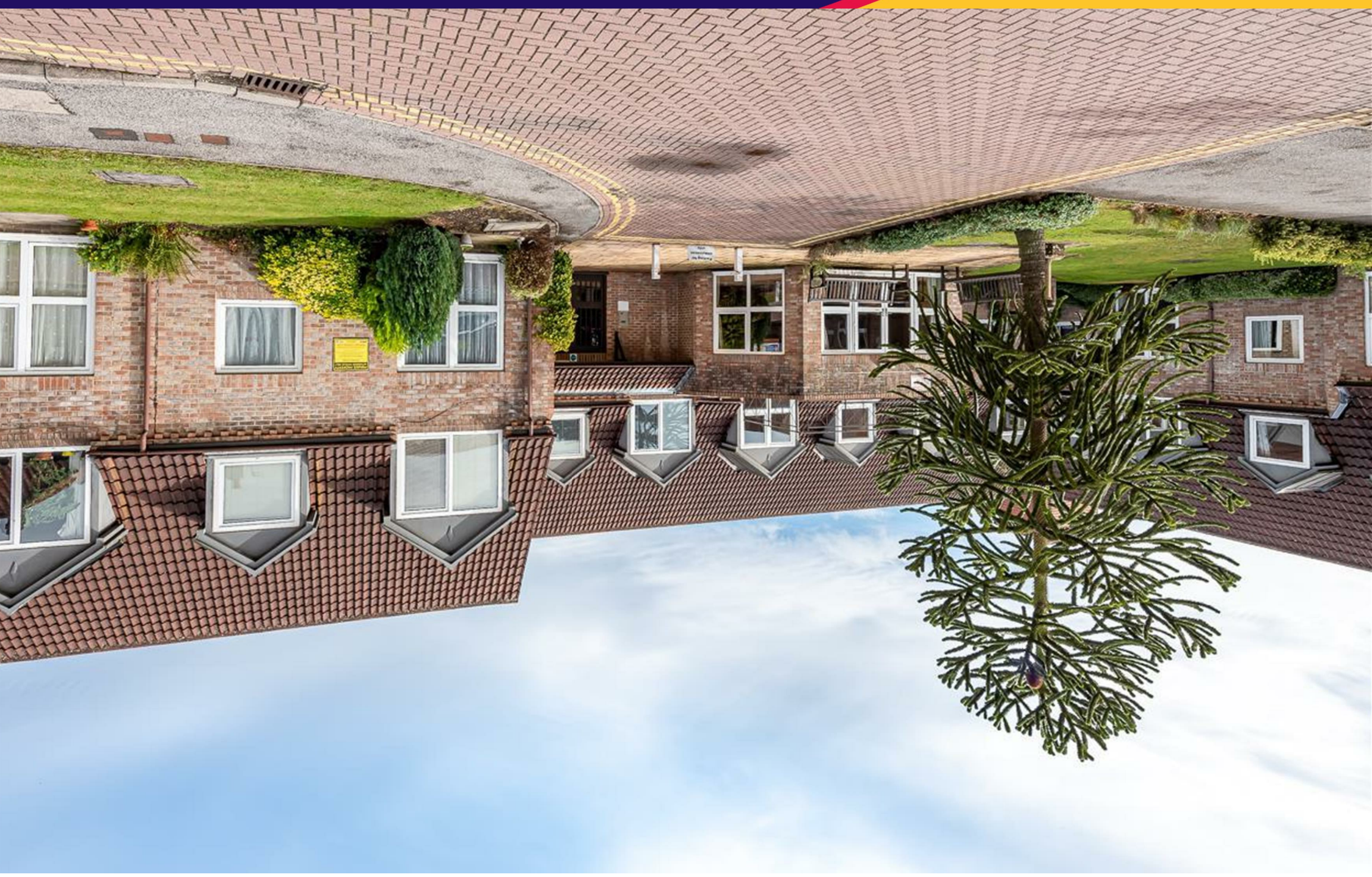
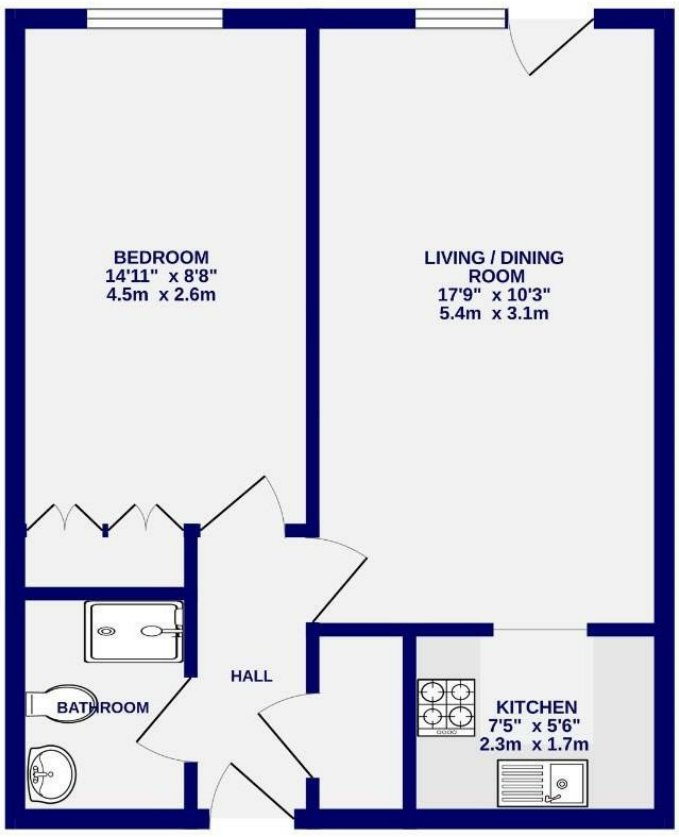


# Front Street Acomb, York YO24 3DW

Leasehold
Council Tax Band - A

- Over 55's, One Bedroom Ground Floor Apartment
- Turnkey Ready With New Kitchen
- On-Site Parking
- South-Facing Communal Gardens
- Acomb Front Street
- Modern Shower Room
- Comfortable Bright Living Area
- EPC C

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.




TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
Made with Metropix ©2026

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 as a guide 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.

# Front Street
## Acomb, York
YO24 3DW

£150,000

1 1

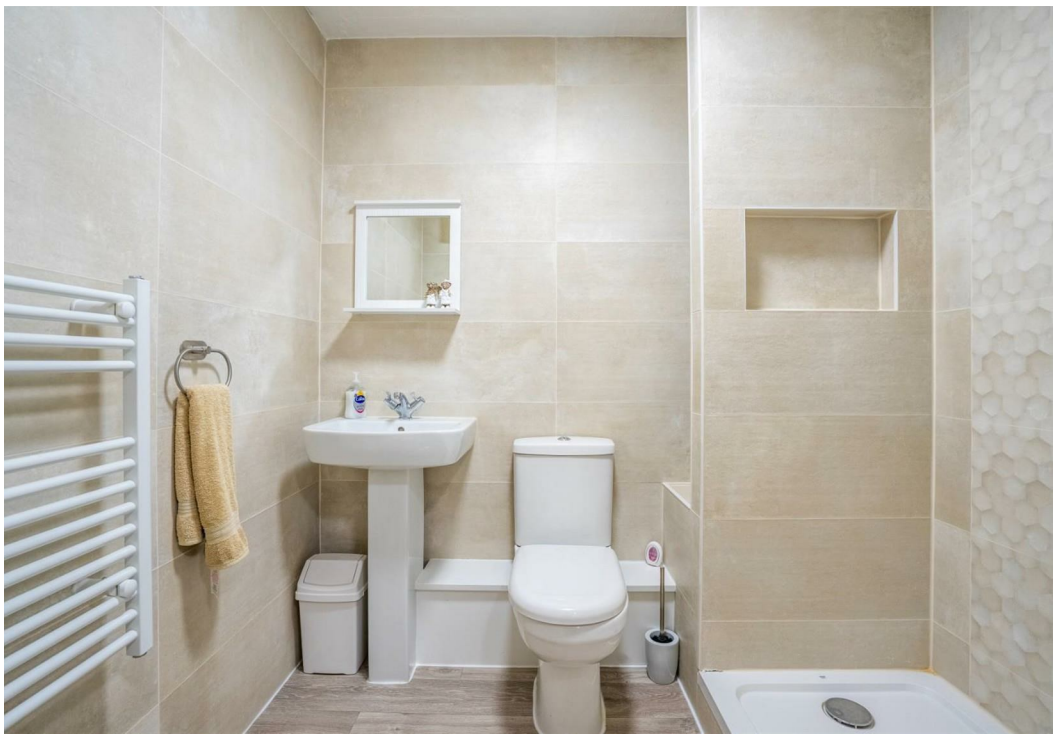
Nestled within the highly sought-after Vyner House, this ground floor one-bedroom apartment offers a serene and comfortable lifestyle for those aged 55 and over. Ideally located on Acomb's Front Street, it provides effortless access to a wide range of amenities, including supermarkets, pharmacies, GP surgeries, a library, and frequent bus services into the city centre.

Accessed via a secure communal entrance, the apartment welcomes you into a warm, inviting, and effortlessly stylish living space. The living-dining area is designed for comfort and relaxation, filled with natural light and offering a homely yet elegant atmosphere. Patio doors can be used as your own private entrance, seamlessly connecting indoor and outdoor living while providing pleasant views of the surrounding streetscape. The space flows naturally into a newly fitted, modern kitchen, featuring contemporary worktops, sleek units, and integrated appliances, perfect for everyday living or entertaining.

The double bedroom is generous and tranquil, complete with built-in storage, while the newly designed shower room adds a modern, high-quality finish. A deep storage cupboard off the hall enhances practicality without compromising on space.

To the rear, the south-facing communal gardens provide a peaceful retreat, with well-maintained lawns, mature fruit trees, and inviting seating areas, perfect for enjoying quiet moments or socialising with neighbours. Additional communal facilities include a lounge and kitchen, laundry room, shared storage, and a lift to all floors. On-site parking is available on a first-come, first-served basis.

With new electrics, a brand-new kitchen, and a contemporary shower room, this apartment is ready to move into, combining comfort, style, and convenience in a highly desirable, age-restricted development.

Leasehold
Length of lease- 99 years from 16 January 1987
Ground rent - £568 per annum
Service Charge- £1,882.68 per annum

Council Tax Band- A