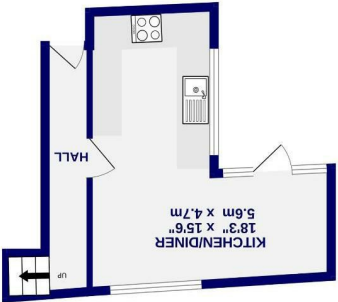




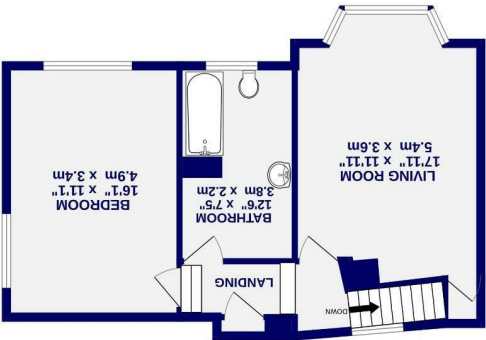
Green Lane Acomb, York YO24 3DA

Leasehold
Council Tax Band - A

- Spacious One Bedroom Duplex Apartment
- Property Private Entrance Hall
- Country Style Kitchen Diner
- Patio Doors To Private Yard
- No Onward Chain Offered
- Bright Living Room With Bay Window
- Large Bathroom With Bath And Shower
- Generous Double Bedroom Space
- A Viewing Is Highly Recommended
- EPC E



GROUND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the space shown will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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 operation.

TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

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.

Green Lane
Acomb, York
YO24 3DA

£175,000



A spacious and unique one-bedroom duplex apartment in Acomb, offering a generous layout that truly needs to be seen to be appreciated. Well positioned for Acomb's wide range of local amenities, including shops, cafes and regular transport links, with easy access into York city centre.

Entered via a private entrance hall, the property opens into a country-style kitchen diner featuring an array of wooden units, ample worktop space and room for a dining table. Patio doors lead out to a private yard, creating a pleasant and practical outdoor space.

An L-shaped hallway leads to the first-floor accommodation. The living room is positioned to the front and benefits from a bay window, offering a bright and spacious setting with plenty of room for a range of furniture. The landing also leads to an unusually large bathroom, fitted with a shower over the bath and offering generous proportions.

Also set to the front of the property is a well-sized double bedroom, with space for a bed, wardrobes and a dressing area, while still retaining plenty of floor space.

A viewing is highly recommended to fully appreciate all that is on offer.

Offered with no onward chain, this is a distinctive home in a convenient and well-connected location.
Leasehold
Length of lease-958 years remaining
Ground rent - £0
Service Charge- £0

Council Tax Band- A

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.*



AI staged – illustrative, not to scale



AI staged – illustrative, not to scale

