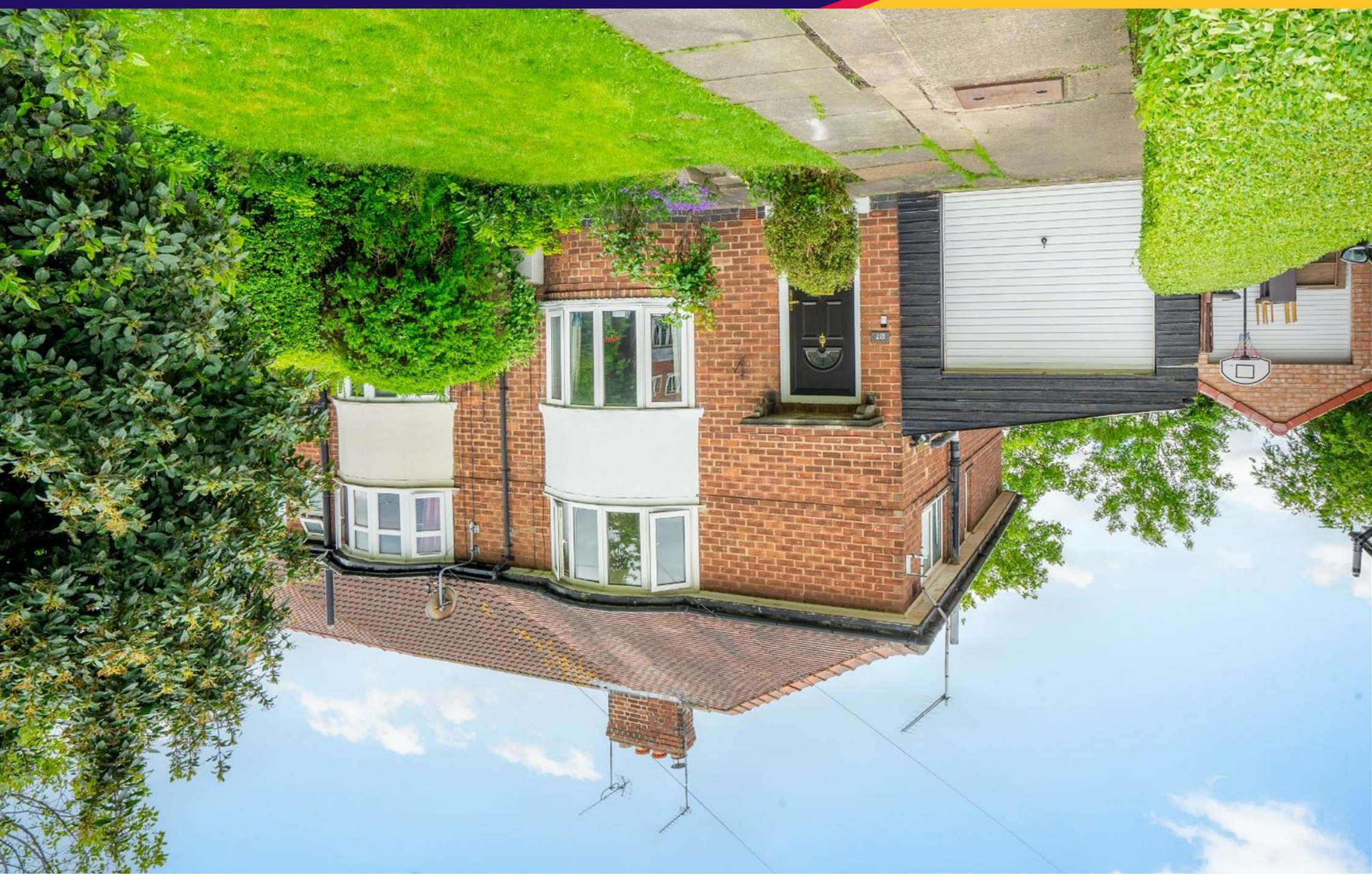
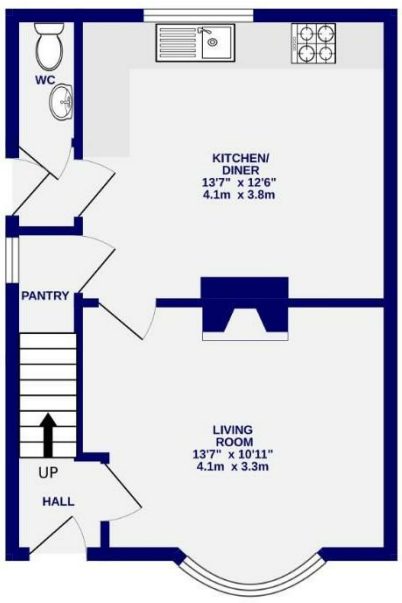


Gale Lane
Acomb, York
YO24 3AG

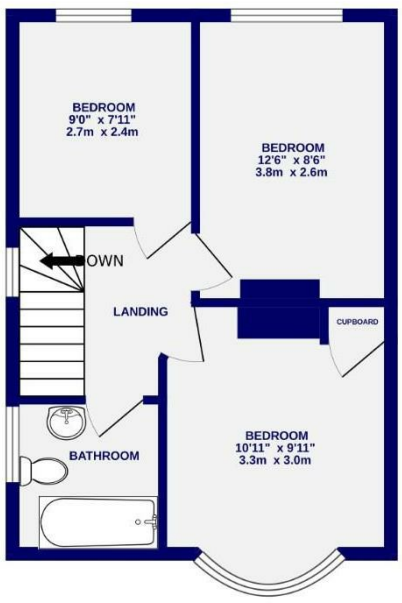
Freehold
Council Tax Band - B

- Traditional End Terrace Home
- Three Bedrooms
- Spacious Living Room With Bay
- Log Burning Stove
- Generous Kitchen Diner
- Original Charm And Character
- Rear Garden And Storage
- Ideal First Time Buyer Home
- Driveway Parking
- EPC D

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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.
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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.

Gale Lane
Acomb, York
YO24 3AG

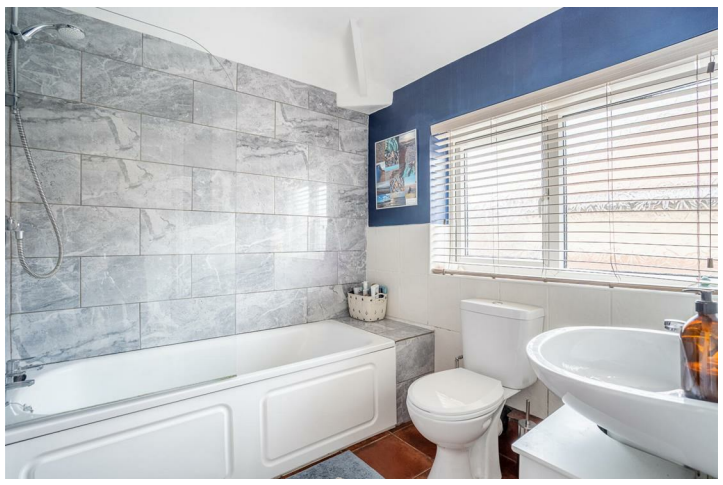
Offers Over £290,000

3 2

We are delighted to offer to the market this charming three-bedroom end-terrace home, ideally located in the popular area of Acomb. This property would make an excellent purchase for first-time buyers, as well as families and investors alike. Situated close to a wide range of local shops, amenities and supermarkets, the property also benefits from excellent bus links, proximity to schools, easy access to the city centre, and convenient routes to the outer ring road for further commuting.

The accommodation briefly comprises an entrance hall leading into a spacious and welcoming living room, featuring a large traditional bay window to the front that allows an abundance of natural light. A log-burning stove adds to the character of the room. To the rear of the property is a generous kitchen, offering ample space for a large farmhouse dining table, clearly demonstrating the size on offer. The kitchen has a convenient pantry and is fitted with shaker-style wall and base units, extensive work surfaces, and a large rear window providing pleasant views over the garden. A downstairs WC completes the ground floor, along with access to the rear garden.

To the first floor are three well-proportioned bedrooms. Two are double bedrooms, one positioned to the front and one to the rear. The third bedroom is a larger-than-average single, ideal for a nursery, home office or guest room. The house bathroom is fitted with a white suite with a shower over the bath.

Externally, the property benefits from a driveway to the front providing parking for multiple vehicles. To the rear is a well-maintained garden with patio area, along with a car port with garage door, offering excellent space for storage, vehicle parking and rear access.

The property is well presented throughout while retaining its original charm and character, including original internal doors and period features. This is a home that is sure to prove popular on the market, and early viewing is highly recommended