



- Mid Terraced House
- Walking Distance to Local Amenities
- Large Reception Room
- Ideal Investment or First Time Buyers

- No Onward Chain
- Two Double Bedrooms
- Low Maintenance Garden
- EPC - C

Located to the west of York in an ever popular residential area, ideal for access to the City centre, outer ring road and varied local amenities, this two bedroom home is sure to appeal to a range of purchasers. This well positioned terraced property offers vast potential for a buyer to put their own stamp on it.

The internal accommodation comprises of an entrance hall, a modern kitchen boasting an array of wall and base units and space for appliances. There is a well proportioned lounge/dining room with door to leading to a low maintenance garden.

To the first floor are two bedrooms with the master benefitting from built in storage and three piece bathroom suite.

Externally, this property benefits from on street parking and gated rear access to the garden. Offered with no onward chain, this property must be viewed to be appreciated.

Council Tax Band: B

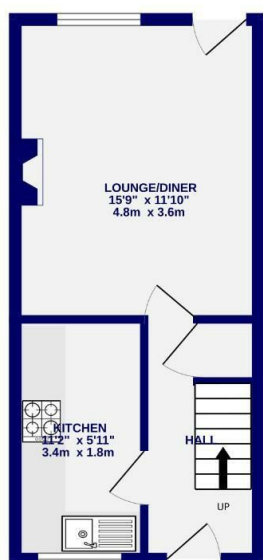
List of Rooms:

The property is well situated for Acomb centre and all of its facilities and amenities. There is excellent arterial road access and the property is close to all major bus routes.



GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.1 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. It is advised to take the measurements well in advance of the viewing. No area and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operation. Made with floorplan 00004

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.