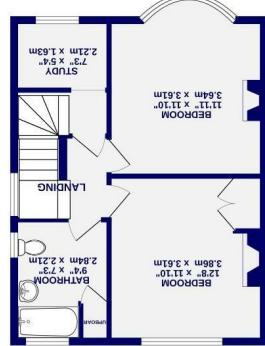
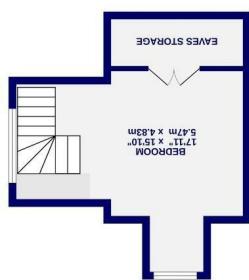


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 measurements contained in these particulars, 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 areas, measurements, descriptions, statements and no guarantee is given for any statement made. 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.

Whilst every attempt has been made to ensure the accuracy of the general measurements no measurements

specifications, services, systems and appliances shown have not been tested and no guarantee is given for any statement made. 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.



- EPC D
- Integral Side Store
- Off Street Parking
- West Facing Rear Garden
- Space

- Open Plan/ Dining/ Kitchen/ Living
- Four Bedrooms
- Extended Semi Detached House

Beech Grove, Acomb, York, YO26 5LD  
Council Tax Band - C  
Freehold



Beech Grove  
Acomb, York  
YO26 5LD

£475,000

 4  1

A four bedroom extended semi detached house offered with NO ONWARD CHAIN, a short walk from Acomb shops.

Located to the west of York, well placed for access to the city centre and just a short walk from a wealth of amenities the local area has to offer. Extended to the rear and loft space this property will offer the potential purchaser significant living space in a sought after location.

The accommodation in brief; an enclosed property leads to the original period entrance hallway, to the front is a living room with a bay window and stripped wooden floors. The rear of the property has been extended to the rear and side in order to create a kitchen/ dining / living space with bi fold rear doors and a shaker wood modern kitchen with range cooker. The original dining space is a now a snug area with a log burning stove. The property also benefits from a separate w.c and integral garage with utility space.

The property has recently been refurbished and redecorated throughout including new flooring to the lounge and kitchen area, new contemporary blinds to all rooms, brand new utility units and the addition of a feature wood burner. The electrics have also been upgraded including a new regulation consumer unit.

To the first and second floors are four bedrooms or three double bedrooms and study, as well as a family bathroom which benefits from underfloor heating.

Externally, there is a block paved driveway to the front for at least two cars and a west facing rear garden ideal for afternoon sunshine.

Council Tax Band C.

