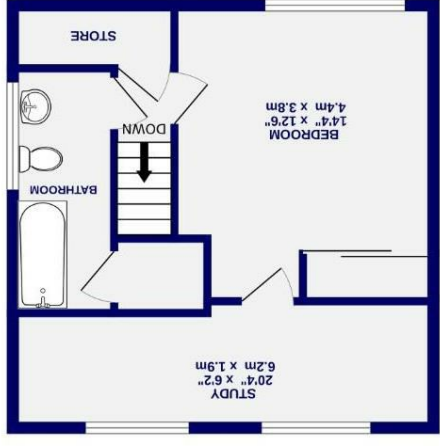


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

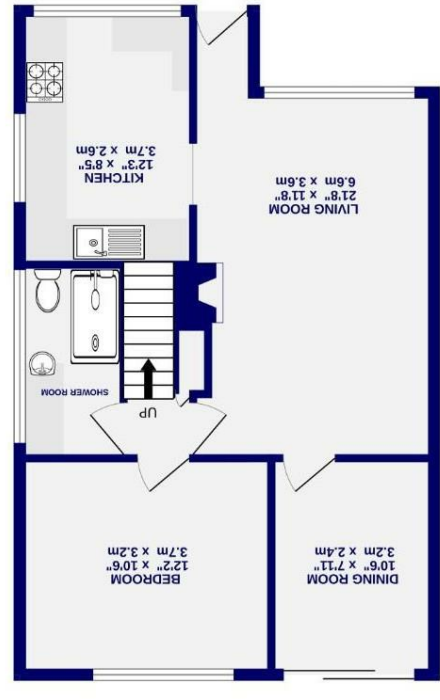
- No Onward Chain
- Two Bathrooms
- Popular Residential Area
- Driveway Parking & Garage
- Well Maintained Throughout
- Three Bedrooms
- Flexible Accommodation - Two /
- Semi Detached House

Freehold
Council Tax Band - C

The Paddock Acomb, York YO26 6AW



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

Model every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and area. However, these are not intended to be used 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.



The Paddock

Acomb, York

YO26 6AW

£300,000



Located in the popular residential area of Acomb, to the west of York, this spacious semi-detached home is offered with no onward chain. A much-loved home for many years, it has been immaculately maintained throughout and now presents an excellent opportunity for further modernisation or extension, subject to the necessary planning permissions.

Ideally positioned for a range of local amenities along Boroughbridge Road and within Acomb itself, the property also benefits from easy access to the outer ring road for travel further afield, as well as regular bus connections to York city centre and the train station.

Internally, the property opens into an entrance hall leading through to a bright and airy front-facing living room, where a large window allows natural light to flood the space. Generous in size, this room comfortably accommodates a variety of furniture arrangements and provides access to the fitted kitchen. The kitchen offers a range of wall and base units, ample worktop space, and a pleasant seating area positioned by the front window.

To the rear of the property is a second reception room, with potential to be a bedroom, with patio doors opening onto the garden. The ground floor also benefits from a double bedroom, along with a combined utility room and shower room.

To the first floor, the principal bedroom is well-proportioned and benefits from built-in storage, along with access to a dormer extension currently utilised as a hobby space. From the landing, there is access to a deep eaves storage cupboard and a well-maintained three-piece family bathroom, which also benefits from an additional over-stairs storage cupboard.

Externally, to the rear is a beautifully landscaped, west-facing garden featuring a combination of patio, gravel, and planted areas, all enclosed by fenced boundaries. The garden enjoys a good degree of privacy, with low-lying properties beyond, and benefits from sunlight throughout the day.

