

property on behalf of the vendor.

TOTAL FLOOR AREA: 805 sq ft (74.7 sq m) approx.

The floor plan illustrates a house layout with the following dimensions:

- BEDROOM:** 9'6" x 7'5" (2.91m x 2.3m)
- BEDROOM:** 10'4" x 7'4" (3.13m x 2.22m)
- BEDROOM:** 12'3" x 10'8" (3.73m x 3.3m)
- BATHROOM:** 5'0" x 3'9" (1.52m x 1.14m)

A vertical arrow on the left indicates a downward direction, labeled **DOWN**.

375 sq. ft. (34.8 sq.m.) approx.

The floor plan illustrates the layout of a house with the following dimensions and room descriptions:

- LIVING ROOM:** 13'10" x 12'11" (4.2m x 3.9m)
- KITCHEN/STORE:** 5'2m x 2.8m (1.7' x 9'0")
- STORE:** (A small room at the bottom left)

Upward arrows indicate stairs leading to an upper level. A small diagram in the kitchen area shows a sink and a range hood.

430 sq.ft. (39.9 sq.m.) approx.

- Lindsey Avenue
- Accomb, York
- YO26 4RJ
- Freehold
- Council Tax Band - B
- End Terrace House
- Three Bedrooms
- Popular Residential Area
- No Onward Chain
- Spacious Garden
- Ideal Family Home
- Kitchen Diner



Lindsey Avenue
Acomb, York
YO26 4RJ

Offers In The Region Of
£205 000

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A well maintained three bedroom end-terraced home, ideally suited to first-time buyers or professionals, located in a popular residential area of Acomb to the west of York. The property enjoys a convenient position with easy access to the city centre and York railway station, both readily reachable on foot or by bicycle, as well as the varied amenities Acomb has to offer.

The accommodation is entered via a welcoming hallway which leads through to a spacious living room. To the rear sits a spacious kitchen fitted with a range of wall and base units, ample worktop space and room for freestanding appliances. A useful store room is located to the rear of the property and provides access out to the garden. To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Externally, the property is complemented by an attractive rear garden, with the added benefit of parking.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band B

