



Chapelfields Road , York YO26 5AF

£225,000



This two-bedroom end-terrace home, complete with a garage and occupying a generous corner plot, is offered to the market in the popular residential area of Acomb, to the west of York. Offering excellent potential throughout, this property presents a wonderful opportunity for first-time buyers, investors, or those looking to create a home tailored to their own tastes and requirements. Chapelfields Road is conveniently positioned close to a range of local amenities and benefits from regular bus links into York city centre.

Internally, the property comprises an entrance hall leading into a bright and spacious open-plan living and dining room. Filled with natural light, this welcoming space provides ample room for both relaxing and entertaining. To the rear is the kitchen, fitted with a range of wall and base units offering good storage and preparation space, with a pleasant outlook over the garden. A useful utility room is positioned beyond the kitchen, providing additional storage and direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom positioned to the front of the property and particularly generous in size. The bathroom completes the accommodation and is fitted with a white suite incorporating a shower over the bath.

Externally, the corner plot is a particular feature of the property, providing a corner plot outdoor space with scope for further landscaping or enhancement. To the front is a garden and driveway parking leading to a detached garage. The rear garden is predominantly laid offering an excellent blank canvas for keen gardeners or those looking to create an attractive outdoor entertaining space.

This home has been well cared for over the years and now offers an exciting opportunity for a new owner to update and personalise at their own pace. Early viewing is highly recommended to appreciate the plot, potential, and location on offer.

Council Tax Band - A





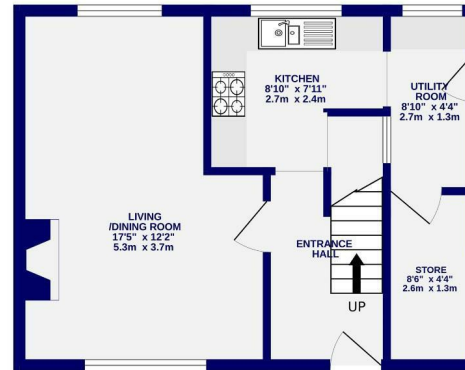
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Freehold
Council Tax Band - A

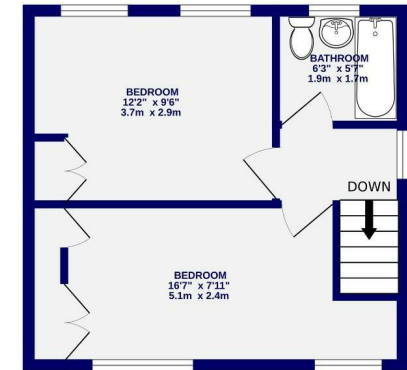
- End Terrace Home
- Two Generous Double Bedrooms
- Kitchen With Separate Utility Room
- Bright Living Dining Room
- Popular Acomb Residential Location
- Corner Plot
- Excellent Potential To Enhance Further
- Driveway Parking
- Detached Garage
- EPC - E

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



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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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