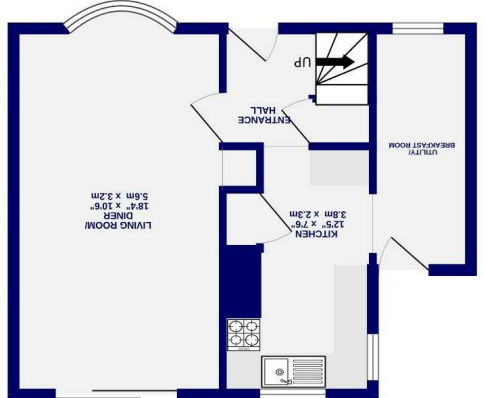
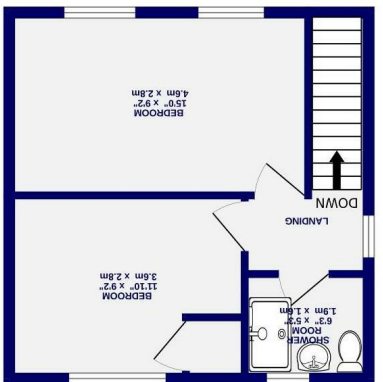


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC C
 - No Onward Chain
 - Ideal First Home
 - Popular Residential Area
 - Driveway Parking & Garage
 - Spacious Plot
 - Two Double Bedrooms
 - Semi Detached House
- Freehold
Council Tax Band - A

The Wandle Acomb, York YO26 5AL



TOTAL FLOOR AREA: 721 sq. ft. (66.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements and floor plan of the overall floor area and to refer to the floor plan for any errors or omissions. The floor area and to refer to the floor plan for any errors or omissions. The floor area and to refer to the floor plan for any errors or omissions. The floor area and to refer to the floor plan for any errors or omissions.



The Wandle
Acomb, York
YO26 5AL

£250,000



Located in the popular residential area of Acre, to the west of York, is this spacious two-bedroom semi-detached home, set on a generous plot. Offering excellent scope for further extension, subject to planning, this property would make a wonderful family home or an ideal first purchase. It is conveniently positioned close to a range of local amenities and benefits from regular bus connections to York city centre and the train station, making early viewing highly recommended.

Internally, the property comprises an entrance hall leading to a bright and spacious living room with dual-aspect windows, allowing natural light to flood the space. The kitchen, located off the hall, features a range of wall and base units, ample worktop space, and some integrated appliances. As part of a conversion, there is a versatile utility space, which could also be used as a home office or dining area, with access directly to the rear garden.

On the first floor, there are two well-proportioned double bedrooms and a low-maintenance three-piece shower room with storage. The property sits on a generous plot, offering ample driveway parking to the front and a detached garage with power. The front garden is neatly presented, while the enclosed rear garden features low-maintenance patio and gravel areas, providing seating space and potential for further landscaping. A shed is also included for additional storage.

Offered with no onward chain, this property represents a fantastic opportunity and early viewing is highly recommended.

Council Tax Band A

