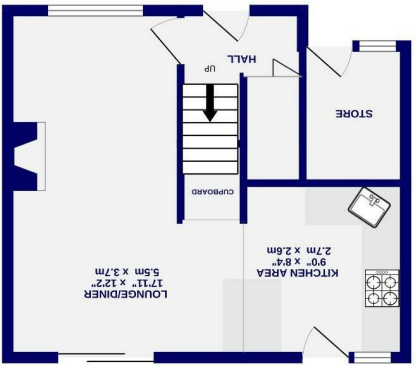




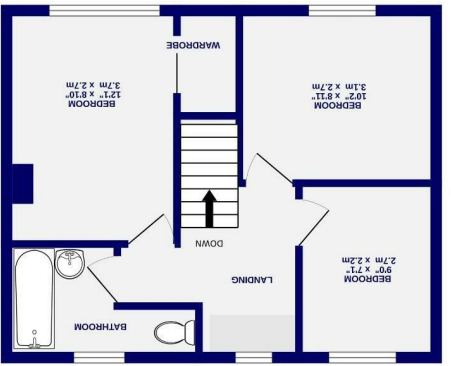
# Dijon Avenue Acomb, York YO24 3DD

Freehold  
Council Tax Band - B

- Mid Terrace House
- Three Bedrooms
- Beautifully Modernised
- Luxury Kitchen & Bathroom
- South West Facing Rear Garden
- A Short Walk From Local Amenities
- EPC- C



GROUND FLOOR  
353 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.6 sq.m.) approx.

TOTAL FLOOR AREA: 749 sq. ft. (69.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is included in the plan the purchaser 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. Made with Mapbox, 2024.

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.



Dijon Avenue  
Acomb, York  
YO24 3DD

£265,000

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A beautifully modernised three bedroom mid terrace house, with a luxury fitted kitchen and south west facing rear garden.

Located a short walk from Acomb high street , the property is in close proximity to a range of local amenities, including Acomb Green, The Blue Bird Bakery and The Old Green Grocers Deli.

The accommodation in brief comprises a front entrance hallway with storage, which leads to the ground floor, open plan living/dining kitchen with luxury vinyl tile flooring in a herringbone pattern and sliding doors on to the rear garden. The kitchen with its dark blue units, central peninsular and white composite worktops offers a wonderful heart of the home. To the first floor the three double bedrooms, landing office nook and white three piece high end quality bathroom are likely to appeal to a range of purchasers.

Externally, there is a brick built integral store, as well as front and rear gardens. The rear south west garden offers all sun throughout the day and evening. The front garden has the potential to be converted to a driveway subject to the necessary permissions and on street non permit parking is available.

Council Tax Band- B

