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## • EPC- C

## • A Short Walk From Local Amenities

## • South West Facing Rear Garden

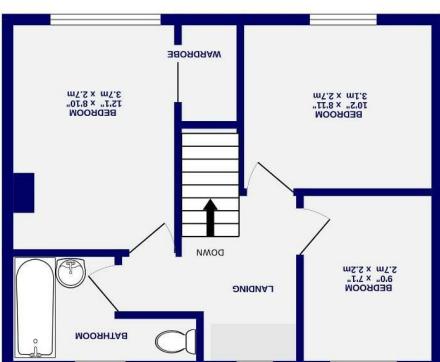
## • Luxury Kitchen & Bathroom

## • Beautifully Modernised

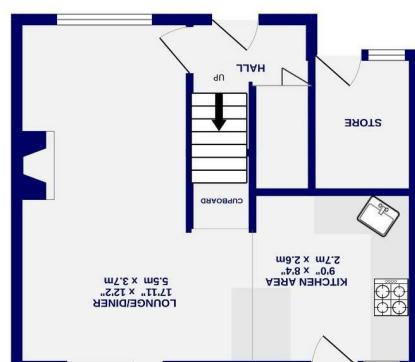
## • Three Bedrooms

## • Mid Terrace House Council Tax Band - B

# Dijon Avenue Acomb, York YO24 3DD



396 sq.ft. (36.6 sq.m.) approx.



353 sq.ft. (32.8 sq.m.) approx.



Dijon Avenue  
Acomb, York  
YO24 3DD

£265,000

 3  1

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

