

property on behalf of the vendor.

- The Wandle
Acomb, York
YO26 5AL



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. If included in the plan the gateposts will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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£270,000

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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

