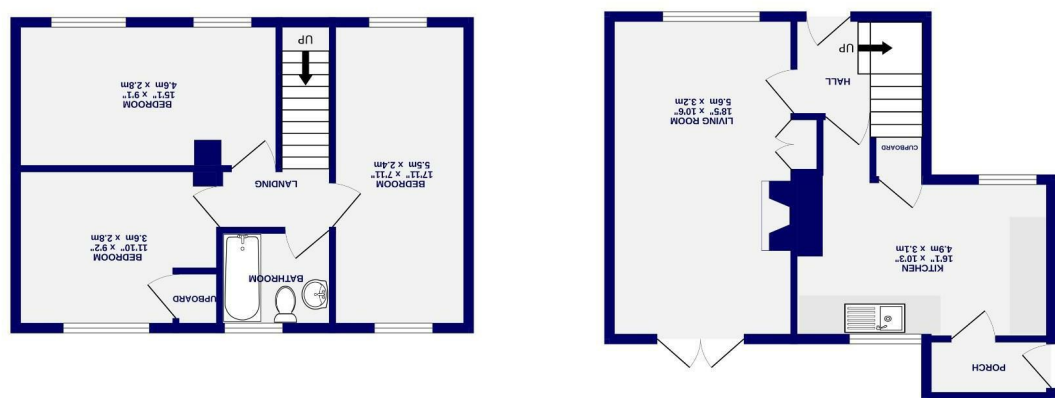


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 D
  - Ideal First Home
  - Sought After Residential Setting
  - Driveway Parking
  - Spacious Plot
  - Three Double Bedrooms
  - Extended
  - Semi Detached House
- Freehold  
Council Tax Band - B

# Chapelfields Road , York YO26 5AE



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



Chapelfields Road  
, York  
YO26 5AE

£260,000

 3  1

Located in the popular residential area of Acomb, to the west of York, is this extended three bedroom semi-detached home. Set on a generous plot and offering well-proportioned accommodation throughout, the property would make an ideal family home or an excellent first purchase. With a range of local amenities close by and convenient transport links to York city centre and the train station, this home is expected to be of strong interest on the open market.

Internally, the property briefly comprises an entrance hall leading to a generous reception room, featuring windows to two aspects which allow an abundance of natural light to flood the space. To the rear is an extended kitchen diner, providing a practical and sociable area for everyday family living.

The first floor offers three double bedrooms, a central landing and a three-piece family bathroom.

Externally, the property benefits from a spacious plot with ample driveway parking to the front, side access, and a generous enclosed rear garden, mainly laid to lawn with patio areas, ideal for outdoor entertaining and family use.

Sure to prove popular, early viewing is highly recommended.

Council Tax Band B

