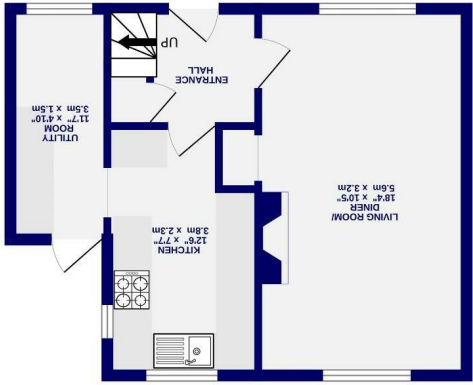




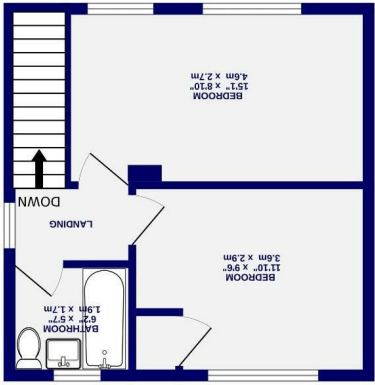
# Chapelfields Road Acomb, York YO26 5AJ

Freehold  
Council Tax Band - A

- Semi Detached House
- Two Double Bedrooms
- Recently Rennovated
- Driveway Parking
- Landscaped Rear Garden
- Office/ Utility
- EPC TBC



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA: 708 sq.ft. (65.8 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 plan the gardeners 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 visited and no guarantee as to their operability.  
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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.

Chapelfields Road  
Acomb, York  
YO26 5AJ

£240,000

 2  1

A beautifully upgraded semi-detached home in a popular residential location, offered in excellent condition throughout.

This two-bedroom property has undergone a comprehensive programme of improvements in recent years, including a new boiler, updated RCD consumer unit, replacement windows and external doors, a re-fitted kitchen and bathroom, new roof ridge tiles, and a landscaped rear garden, all completed within the last few years.

The accommodation is entered via a welcoming hallway which leads through to a bright and spacious lounge/dining room, enjoying a dual aspect and featuring a central fireplace. The kitchen sits at the heart of the home and has been stylishly updated with modern shaker-style units, wood-effect worktops, integrated appliances, and herringbone-effect LVT flooring. A converted side store now provides a practical utility area and a useful home office space.

To the first floor are two generous double bedrooms and a modern house bathroom with shower over bath.

Externally, the property benefits from a driveway and front garden, while to the rear is a particularly impressive landscaped garden, laid mainly to lawn with a patio seating area and a timber shed.

An ideal first home or downsize, early viewing is highly recommended.

Council Tax Band- A

