

property on behalf of the vendor.

- ## Freehold Council Tax Band - A

389 sq. ft. (36.2 sq.m.) approx.

GROUND FLOOR

The Ground Floor Plan shows a rectangular layout. On the left is a large LIVING ROOM (18'-0" x 20'-6") with a fireplace and a TV. Adjacent to it is a DINER (5.6m x 2.0m). To the right of the diner is a KITCHEN (3.8m x 2.8m) with a sink and a refrigerator. At the top right is a BATHROOM (12'-5" x 7'-6") with a bathtub. To the left of the bathroom is a HALL with an 'Up' arrow pointing to the stairs. At the bottom right is a CLOSET. The entrance is on the left side of the living room.

331 sq. ft. (30.8 sq.m.) approx.

1ST FLOOR

The 1st Floor Plan shows a rectangular layout. On the left is a large LIVING ROOM (15'-0" x 22'-7") with a fireplace and a TV. Adjacent to it is a BEDROOM (11'-10" x 9'-7"). To the right of the bedroom is a BATHROOM (4.6m x 2.8m). At the top right is a HALL with a 'Down' arrow pointing to the stairs. At the bottom right is a CLOSET. The entrance is on the left side of the living room.

369 sq. ft. (34.1 sq.m.) approx.

2ND FLOOR

The 2nd Floor Plan shows a rectangular layout. On the left is a large LIVING ROOM (15'-0" x 22'-7") with a fireplace and a TV. Adjacent to it is a BEDROOM (11'-10" x 9'-7"). To the right of the bedroom is a BATHROOM (4.6m x 2.8m). At the top right is a HALL with a 'Down' arrow pointing to the stairs. At the bottom right is a CLOSET. The entrance is on the left side of the living room.

369 sq. ft. (34.1 sq.m.) approx.

3RD FLOOR

The 3rd Floor Plan shows a rectangular layout. On the left is a large LIVING ROOM (15'-0" x 22'-7") with a fireplace and a TV. Adjacent to it is a BEDROOM (11'-10" x 9'-7"). To the right of the bedroom is a BATHROOM (4.6m x 2.8m). At the top right is a HALL with a 'Down' arrow pointing to the stairs. At the bottom right is a CLOSET. The entrance is on the left side of the living room.



The Wandle
Acomb, York
YO26 5AL

£260,000



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

