



Albion Avenue
Acomb, York
YO26 5RA

£325,000



Offered with no onward chain, this traditional three bedroom semi detached home occupies a generous plot on the popular Albion Avenue. Featuring an extensive west facing rear garden, driveway and detached garage, the property offers considerable potential for a purchaser to modernise and create a lovely family home.

The accommodation opens into an entrance hallway with useful storage. To the front is a spacious living room featuring a bay window and character fireplace.

To the rear is a separate dining room with a chimney breast and French doors opening directly onto the garden. The adjoining kitchen includes a further bay window and benefits from a useful pantry.

On the first floor are two well proportioned double bedrooms, including a front bedroom with a bay window. Both double bedrooms benefit from fitted wardrobes. There is also a third single bedroom, together with a recently installed wet room and separate WC.

Outside, the front garden is accompanied by a driveway providing off street parking. The extensive west facing rear garden extends to over 100 feet and includes a detached garage, which requires attention, together with a substantial allotment area beyond.

The property has benefited from a replacement roof within the last two years but would now benefit from further updating throughout. Its generous plot, established gardens and well proportioned accommodation provide an excellent opportunity for a buyer seeking a home they can improve to their own taste.

Situated to the west of York, Albion Avenue is conveniently placed for local shops, schools and transport links into the city centre and surrounding areas. Viewing is highly recommended to appreciate the space and potential available.



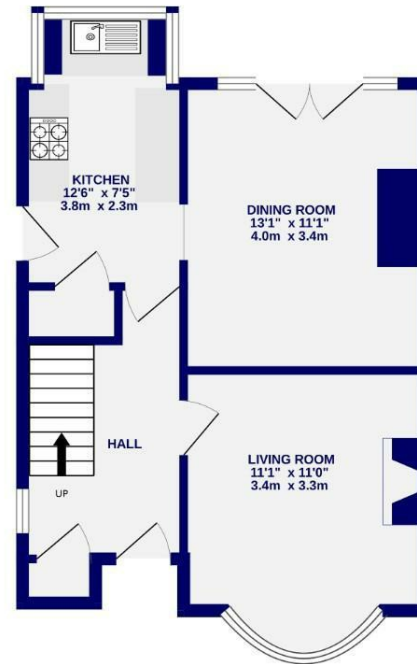


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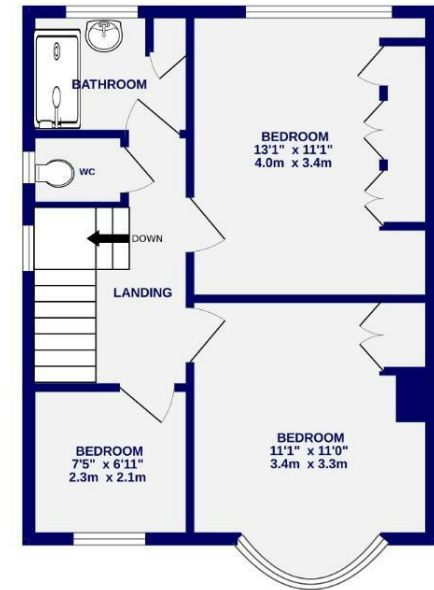
Freehold
Council Tax Band - C

- Period Semi Detached House
- Three Bedrooms
- Approximately 100 Foot Rear Garden
- Driveway And Detached Garage
- West Rear Facing Garden For Afternoon Sun
- No Onward Chain
- Recently Replaced Roof
- EPC TBC

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. 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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