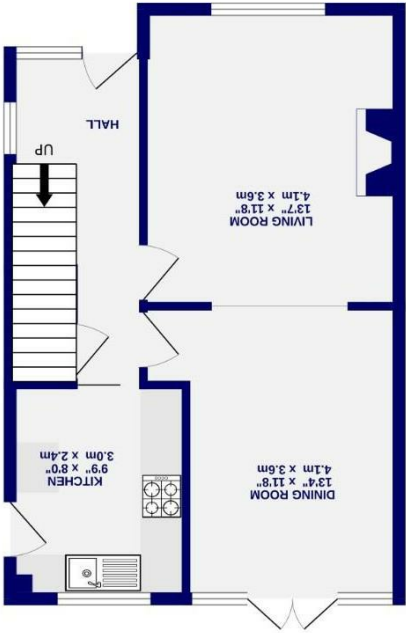




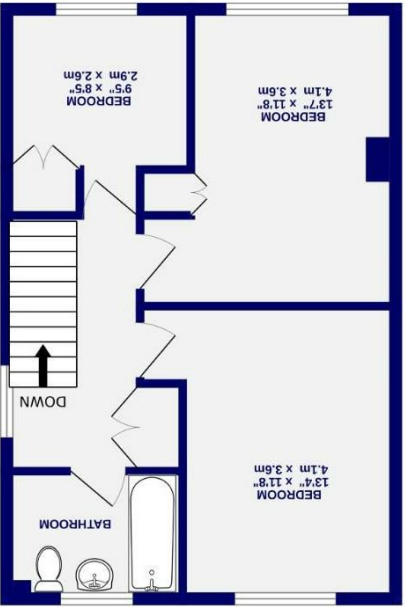
Boroughbridge Road Acomb, York YO26 6AA

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- South Facing Rear Garden
- Driveway & Garage
- Popular Residential Area
- Ideal First or Family Home
- No Onward Chain
- EPC TBC



GROUND FLOOR
42.6 sq.m. (approx.)



1ST FLOOR
44.2 sq.m. (approx.)

While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is included in plain the guarantee will form part of the overall floor area and is not intended to be used 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

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.

Boroughbridge Road
Acomb, York
YO26 6AA

£280,000

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Located in the popular residential area of Acomb, to the west of York and in the school attachment area for Manor Church of England Academy, is this well presented three bedroom semi-detached home, offered with no onward chain. Positioned on Boroughbridge Road, the property makes an excellent opportunity for first-time buyers or families, while also offering potential for future updating or extension, subject to the necessary planning permissions.

Internally, the property opens into a welcoming and spacious entrance hall, leading through to a bright through reception room with windows to both the front and rear, allowing plenty of natural light throughout. The fitted kitchen provides a good range of wall and base units, offering ample storage and worktop space for everyday living. To the first floor are three well proportioned bedrooms, two of which are generous doubles, along with a three-piece family bathroom.

Occupying a larger than expected plot, the property benefits from a south-facing rear garden, predominantly laid to lawn with a patio area positioned directly outside the French doors from the dining area, creating an ideal space for outdoor dining and entertaining. A single detached garage sits to the rear of the plot, providing useful storage, alongside driveway parking to the side of the property.

Well located for a range of local amenities including shops, eateries and regular bus services, the property also offers convenient access to York city centre and the train station. With its desirable location, well maintained presentation and no onward chain, early viewing is highly recommended.

Council Tax Band C

