

- ## Freehold Council Tax Band - A

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

The 1st floor plan includes the following rooms and features:

- LIVING ROOM:** 13.9' x 11.6' (4.2m x 3.5m)
- KITCHEN/DINER:** 14.7' x 8.6' (4.4m x 2.6m), featuring a kitchen unit, sink, and four burners.
- STORE:** A storage room at the front entrance.
- ENTRANCE HALL:** Located at the front, with a door labeled "UP" leading to the 2nd floor.
- LANDING:** A central landing area with a door labeled "DOWN" leading to the ground floor.
- BEDROOM (Top):** 14.7' x 10.2' (4.4m x 3.1m)
- BEDROOM (Bottom):** 11.2' x 9.4' (3.4m x 2.8m)
- SHOWER ROOM:** Adjacent to the bottom bedroom, containing a shower, toilet, and sink.
- WARDROBE:** Two wardrobes are located between the two bedrooms.
- CLOSET:** A closet is located near the entrance hall.



Chapelfields Road
Acomb, York
YO26 5AD

£210,000

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Situated in the popular residential area of Acomb, this stylish and beautifully presented two bedroom end of terrace home offers modern and comfortable living, offered with no onward chain just a short distance from York city centre and the train station, easily accessible on foot, by car, or via regular public transport links.

The property has been thoughtfully maintained and is ideal for first time buyers, professionals, or small families. Internally, the home features a bright and airy lounge, a contemporary kitchen, and two generously sized bedrooms. Large windows throughout flood the space with natural light, creating a warm and inviting atmosphere.

Externally, there is a private garden – perfect for relaxing or entertaining – along with off street parking to the front for added convenience.

With a range of local amenities, schools, and commuter links on the doorstep, this is a fantastic opportunity to purchase a modern and well located home in one of York's most well connected suburbs.

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