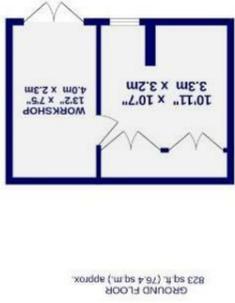
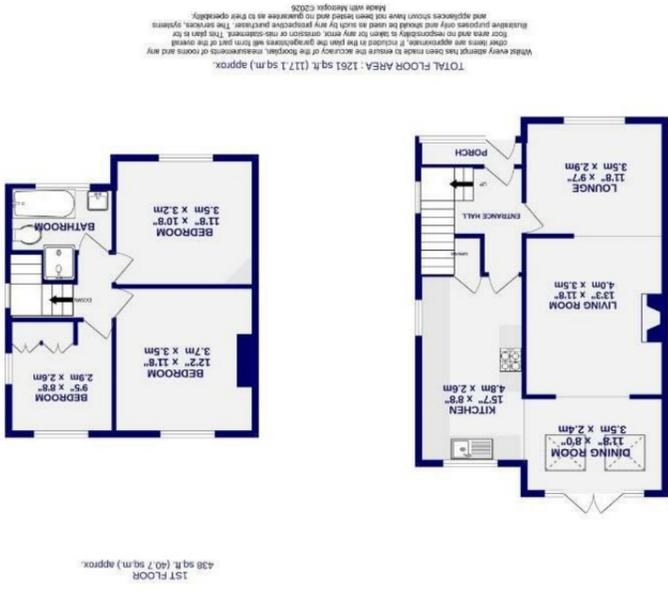


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- Extended End-Terrace Townhouse
- Three Generously Sized Bedrooms
- Light-Filled Open-Plan Living Space
- Residential Location In Acomb
- Stylish Panelled Four-Piece Bathroom
- Cottage-Style Kitchen With Ample Storage
- Living Room With Log Burner
- Rear Courtyard Garden With Workshop
- Versatile Space Ideal For Home Office
- Driveway Parking For Multiple Vehicles

Freehold  
Council Tax Band - B

# Viking Road Acomb, York YO26 5EY



While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and floor areas are approximate. It is advised that the prospective purchaser should verify the accuracy of the floor area and measurements 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.



Viking Road  
Acomb, York  
YO26 5EY

£340,000



Situated in the residential area of Acomb, this immaculately presented, extended semi detached house combines style and functionality, offering light-filled open-plan living and a generous rear courtyard garden with a workshop/home office, making it an ideal opportunity for first-time buyers or families. Viking Road is well placed for the shops and amenities of Beckfield Lane, with regular bus links into York city centre and within the catchment for a variety of local schools.

The accommodation opens into a welcoming entrance hall, featuring new traditional tiled flooring, leading to the front reception room. This space, flooded with natural light from a large window, sets the stylish cottage tone for the rest of the home. The living area includes an exposed brick chimney and log burner, while the bright dining area to the rear benefits from Velux windows and a patio door, filling the space with natural light. The generous open kitchen, fitted with matching cottage-style wall and base units, wraps around seamlessly, leading back to the entrance hall and stairs.

Upstairs, the landing gives access to three generously sized bedrooms, two good-sized doubles, and a third, larger than a typical third bedroom, currently used as a spacious dressing room with wardrobes. The accommodation is completed by a stylish panelled four-piece bathroom, featuring a separate shower.

Externally, the rear garden is a particular highlight, landscaped with lawn, patio seating areas, and pathways leading to the generously sized workshop/workspace, currently used by the owner for a dog grooming business. This versatile space offers a variety of potential uses. To the front, there is driveway parking for multiple vehicles.

With its flexible layout, stylish finish, and prime location, this property is sure to appeal to a wide range of buyers, and early viewing is strongly recommended.

\* Please note the garden images have been edited using AI for illustrative purposes.\*

