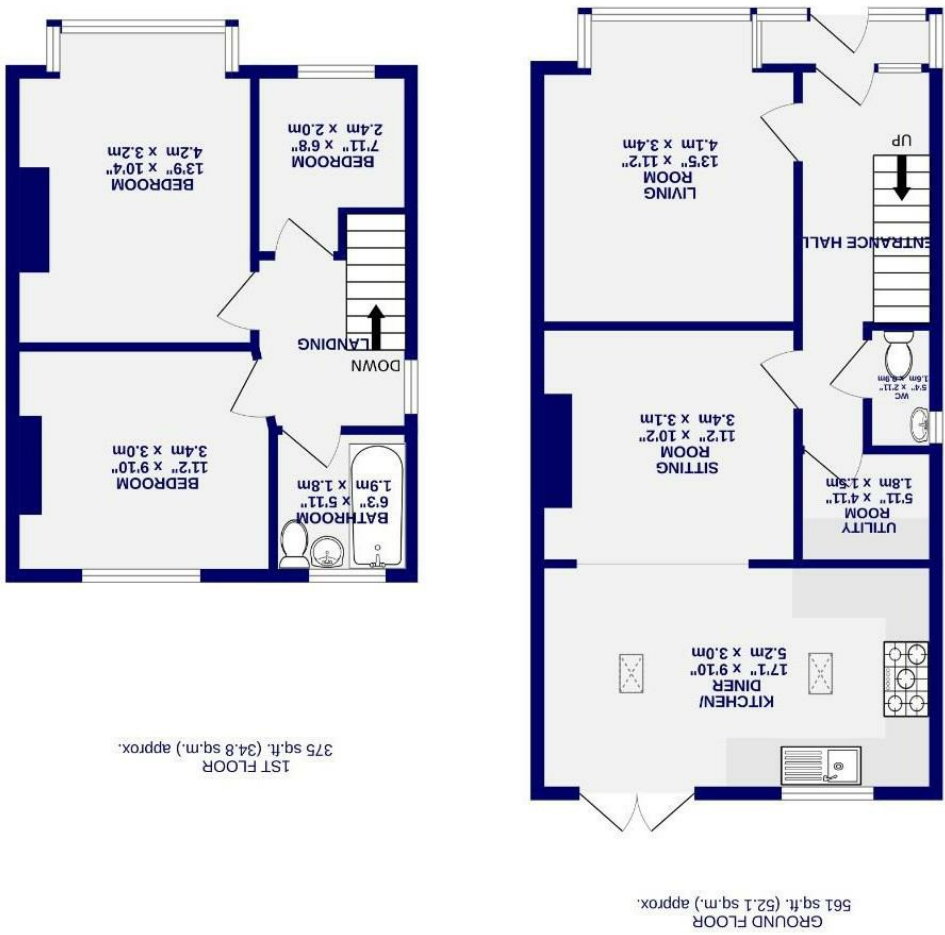


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Requires Modernisation
- EPC C
- Popular Residential Area
- Ample Driveway Parking
- Generous Rear Garden
- Utility Room & W.C
- Rear Kitchen Extension
- Three Bedrooms
- Semi Detached Home

Freehold  
Council Tax Band - C

# YO26 5RA Acomb, York Albion Avenue





Albion Avenue  
Acomb, York  
YO26 5RA

Offers In The Region Of  
£320 000  
3 1

A substantial three bedroom family home, IN NEED OF MODERNISATION just off Beckfield Lane in the popular residential area of Acomb. With the addition of a large rear extension creating an open-plan kitchen-diner, this property offers generous internal accommodation while also providing potential for further development, subject to the relevant planning permissions.

Internally, the property features an entrance hall that opens into the living room, situated at the front of the home. A large bay window overlooking the front aspect floods this space with natural light throughout the day. Behind this, the open-plan kitchen, living, and dining area occupies part of the generous rear extension. The kitchen is fitted with a range of shaker-style wall and base units, providing ample storage and worktop space. French doors open out to a spacious decked area and the garden beyond. Completing the ground floor is a convenient utility room and W.C.

On the first floor, there are three well-proportioned bedrooms and a three-piece family bathroom.

Set on an impressive plot, the property boasts a generous rear garden, primarily laid to lawn with flower beds and a substantial decked area for outdoor seating. To the front, there is ample driveway parking along with side access to the rear garden.

A substantial home on a generous plot—early viewing is highly recommended.

Council Tax Band- C

