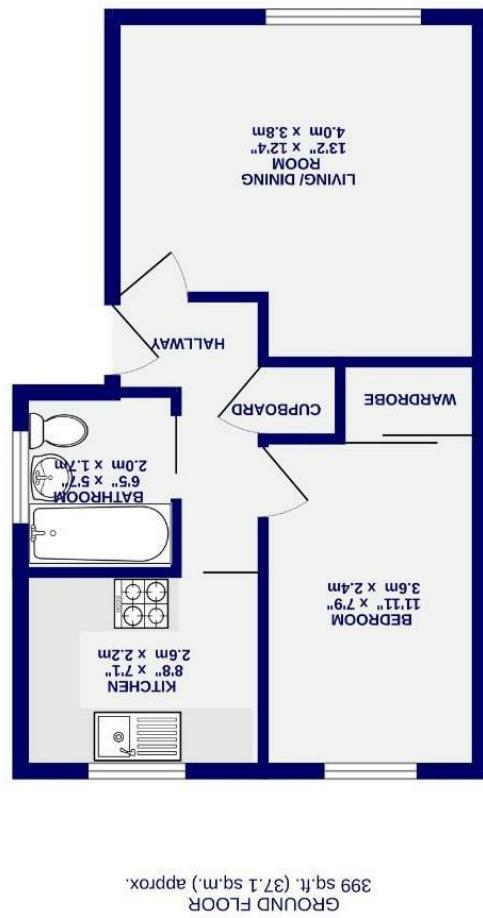


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances 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 measurements, measurements of distances, applications and nothing in these particulars 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 are intended to give a fair and accurate description of the property, but they do not constitute part of any offer or contract. The vendor does not make or give any warranty in relation to this property. The vendor reserves the right to make any alterations to the property without notice. The vendor does not accept responsibility for any inaccuracies in this document.

TOTAL FLOOR AREA: 399 sq.ft. (37.1 sq.m.) approx.



- EPC - C
- Ideal First Home
- Popular Residential Setting
- Private Parking
- Styling Backdrop
- Beautifully Presented
- One Bedroom
- Ground Floor Apartment

Council Tax Band - A  
Leasehold

YO26 6BQ  
Acomb, York  
Portal Road



Portal Road  
Acomb, York  
YO26 6BQ

£175,000

1 bed 1 bath

Located in the popular residential area of Acomb, this beautifully presented one bedroom ground floor apartment enjoys a peaceful position at the head of a private cul-de-sac, with stunning views over open farmland to the rear. Immaculately maintained throughout, the property offers an ideal opportunity for first-time buyers or those seeking a quiet, low-maintenance home. Residents also benefit from shared gardens and allocated parking.

Perfectly placed for a range of local amenities, the property is within walking distance of shops, cafés, and regular bus connections to York city centre, as well as convenient access to the Outer Ring Road for travel further afield.

Accessed via its own private entrance, the apartment opens into a spacious hallway leading through to a bright and airy living room, where a large front window allows natural light to fill the space. To the rear sits a beautifully updated kitchen, fitted with a range of shaker-style wall and base units, oak-effect worktops, and a stylish tiled splashback. An induction hob, electric oven, and space for freestanding appliances complete the room.

The double bedroom benefits from built-in storage, while the modern three-piece bathroom is finished with contemporary fittings.

Externally, the property enjoys well-maintained communal gardens to the front and rear, with the rear garden offering particularly lovely countryside views. With its peaceful setting and immaculate presentation, early viewing is highly recommended.

Leasehold  
Length of lease- 958 years remaining  
Ground rent - £0  
Ground rent review period- Fixed  
Service Charge- £360 per annum

Council Tax Band- A

