



Academy Drive

York,
YO24 1UJ

£425,000



Offered on a chain free basis, this truly wonderful three story home is immaculately presented and set within this most sought after development just off Tadcaster Road.

Maintained to the highest of standards throughout, the versatile accommodation briefly comprises; entrance hall, garden room/bedroom with bi folding doors to the garden. The ground floor accommodation also benefits from a shower room and utility room which has integrated washing machine and dryer. There is access to the garage from the hallway.

To the first floor a central landing gives access to the property's principal reception area, along with dining kitchen with a Juliet balcony. The kitchen boasts modern wall and base units, complimented by granite worktops and integrated appliances. A separate w.c and an airing cupboard finish the first floor accommodation, with a further staircase leading to the second floor. Upstairs a family bathroom and three well proportioned bedrooms can be found, with the master bedroom having an en-suite shower room.

Externally to the front, the property benefits from a driveway which provides off street parking for two vehicles and gives access to the integral garage with electric door. To the rear there is an enclosed south-west facing garden which is predominantly laid to lawn with planted tree, shrub and flower borders and patio area all enclosed by fence boundaries.

With great access to York City Centre, the A64 and York Railway Station this property is an ideal purchase for professionals or the growing family. Council Tax Band E.

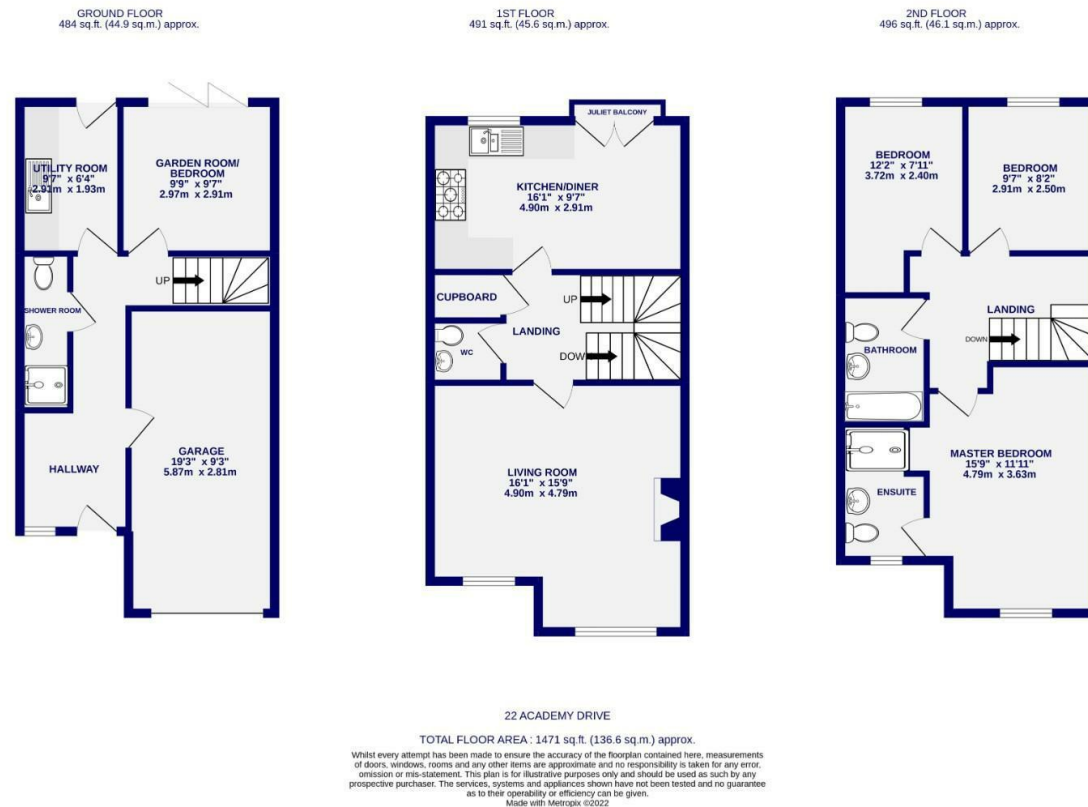




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Freehold
Council Tax Band - E

- Chain Free
- Modern Townhouse
- Four Bedrooms
- Master Bedroom with En-Suite
- Ground Floor Bedroom Four/ Garden Room
- Utility Room & Ground Floor Shower Room
- Immaculately Presented
- South-West Facing Rear Garden
- Integral Garage
- Epc C



Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.