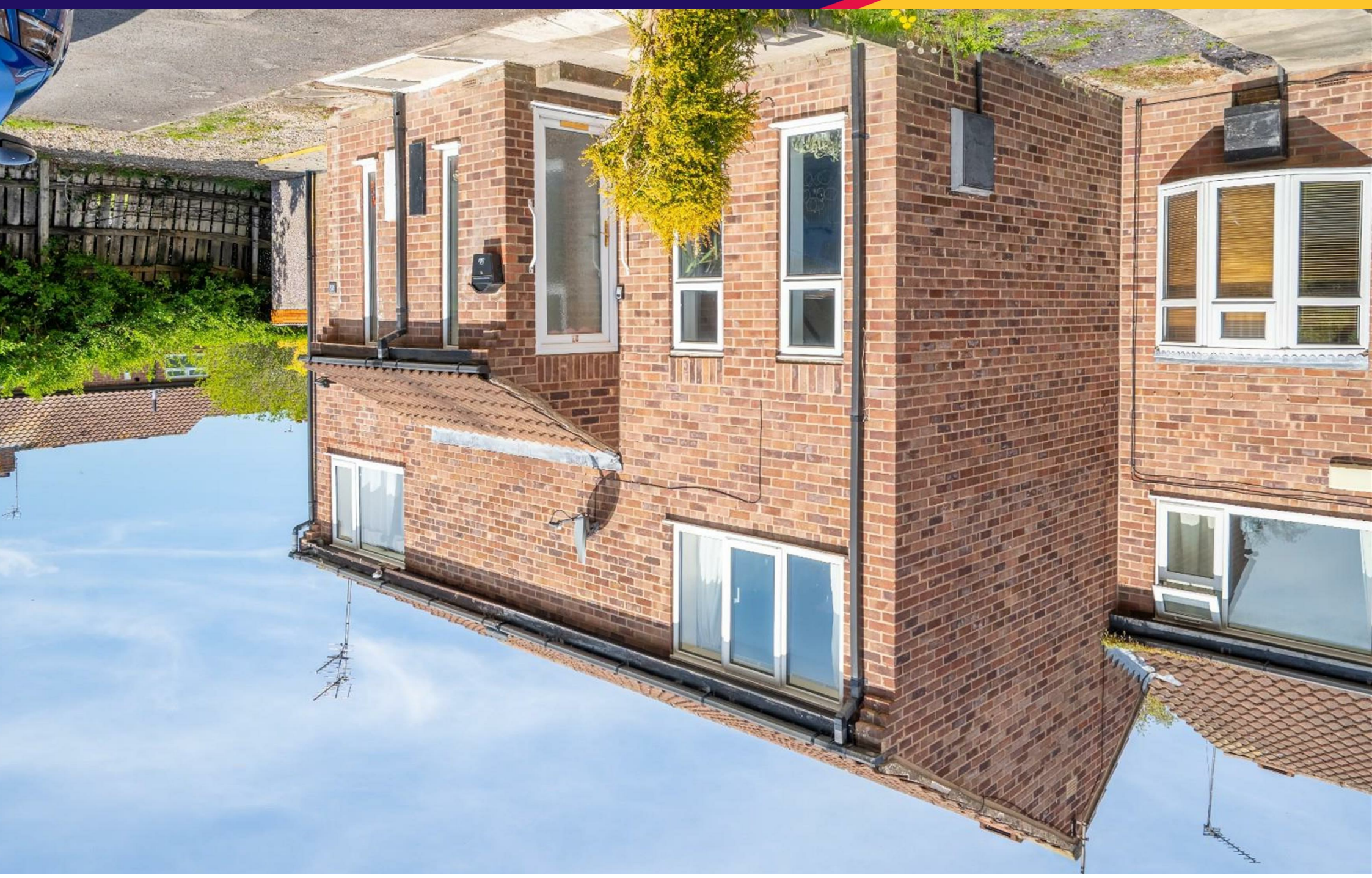
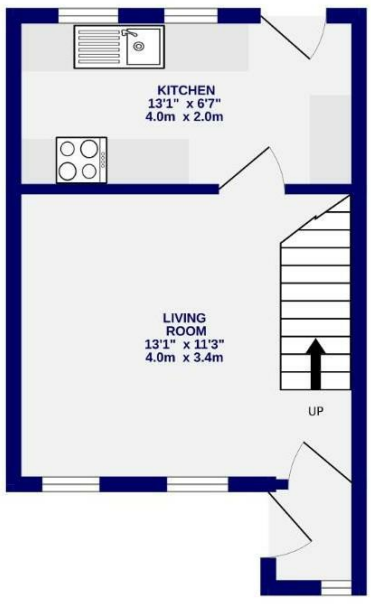


Invicta Court
Acomb, York
YO24 3NL

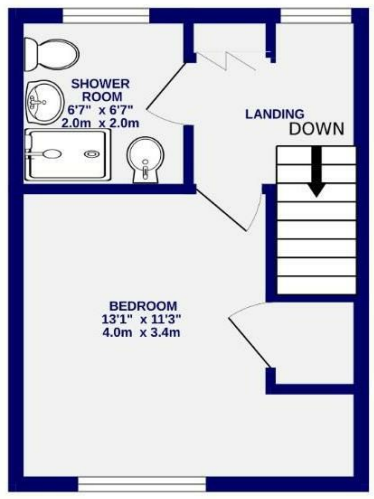
Freehold
Council Tax Band - A

- Modern Ktichen
- Recently Redecorated Throughout
- Private Parking
- One Double Bedroom
- Mid Terrace House
- Family Bathroom
- Rear Garden
- EPC C

GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Invicta Court
Acomb, York
YO24 3NL

£175,000

1 1

A one bedroom semi detached home set within a quiet cul de sac in the popular Acomb area, offered with off street parking and excellent potential, this property presents a great opportunity for buyers looking to put their own stamp on a home or for investors seeking a value add project.

The property is entered via a small front porch, providing a practical space for coats and shoes before leading into the main living area. The living room is a good sized and versatile space which has recently been decorated, with stairs rising to the first floor and useful storage beneath. A large front facing window allows for plenty of natural light, creating a bright and airy feel.

To the rear is the kitchen, fitted with a range of modern units and offering space for appliances, and a newly fitted breakfast bar. There is then a door leading out to the garden. The outdoor space is designed for low maintenance, laid with stone, and offers scope for landscaping to suit a buyer's needs.

To the first floor is a generous double bedroom with built in storage, along with a recently fitted modern bathroom with a shower, wash basin and WC. The landing also provides access to a storage cupboard housing the boiler and access to the loft space.

Externally, the property benefits from a parking bay positioned to the front, a valuable addition in this location.

Situated within a well established residential area, the property offers good access to local amenities, transport links and the A64, while remaining within easy reach of York city centre.

Offered with clear potential and realistically priced to reflect the work required, this is an excellent opportunity for those looking to create a home to their own specification.