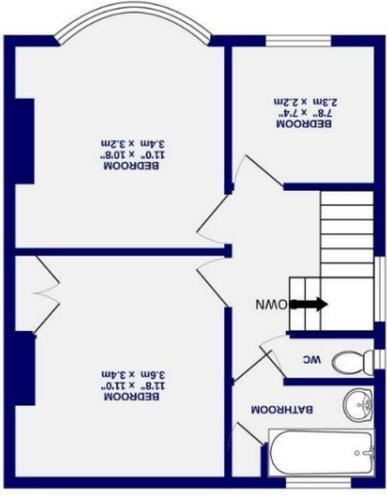
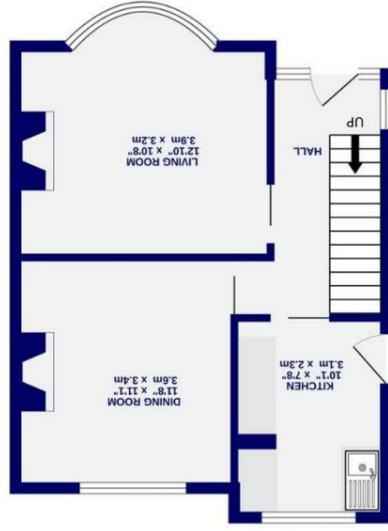


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Malvern Avenue Acomb, York YO26 5SF

Freehold  
Council Tax Band - C

- Much Loved Three Bedroom Semi-Detached Home
- Potential For Renovation & Development
- Set On A Corner Plot
- Sought After Location
- Three Well-Proportioned Bedrooms
- Two Separate Reception Rooms With
- Well-Placed For York City Centre & Train Station
- Character Features
- Driveway
- EPC TBC



TOTAL FLOOR AREA: 834 sq. ft. (77.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and appliances, it is noted in the plan that measurements are taken to the centre of the walls. Some areas are not proportionally to scale for any one room or room. The plan is for illustrative purposes only and should be taken as a guide only. The vendor, Ashtons, and Ashtons do not warrant or guarantee the accuracy of the floorplan, measurements of rooms and any other areas and appliances shown thereon and no guarantee as to their accuracy. Plans with Metretek 02025



Malvern Avenue  
Acomb, York  
YO26 5SF

Offers Over £325,000



Located to the west of York, and positioned off the popular tree-lined avenue of Malvern Avenue, is this much-loved three bedroom semi-detached home, set on a generous corner plot. Offering significant potential for renovation and development (subject to the relevant planning permissions), this excellent property is sure to appeal to a wide range of buyers.

Situated within the popular residential area of Acomb, the property is ideally placed for easy access to York city centre and the train station by foot, car, or bus. Surrounded by a wealth of local amenities including shops, eateries, GPs, and schools, this home has the potential to become a wonderful family residence.

Full of character and charm, with many original features including picture rails, doors, and flooring, the internal accommodation comprises a generous entrance hall. Off the hall are two separate reception rooms, with the front room enjoying a large traditional bay window and the second reception room overlooking the rear garden. The kitchen is located at the rear of the home, with a door providing access to the garden. Upstairs, there are three well-proportioned bedrooms, complemented by a bathroom and separate WC.

Impressive in size and potential, this property presents a fantastic opportunity to create a modern family home. There is further space to the front, within the walled area, for additional parking and garden.

A great home in a sought-after residential area – viewing is highly recommended.

Offered with no onward chain.

