

Tucked away within a small, exclusive modern development just off the main street in the sought-after village of Acomb, this superbly presented detached home offers spacious, versatile living and an attractive private garden, ideal for families and professional couples alike.

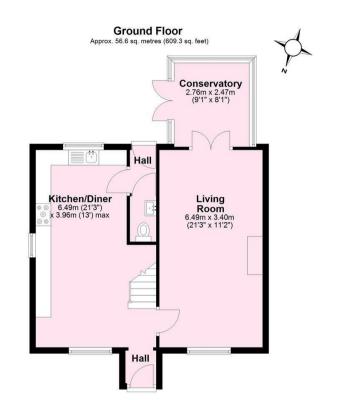
The property features three double bedrooms and generous living accommodation throughout, including a beautifully bright lounge and a stylish modern dining kitchen.

- · Modern Detached House
- Ideal Location Close to Village Amenities
- Spacious Living Room & Conservatory
- · Modern Dining Kitchen.
- · Rear Lobby and Ground Floor WC.
- Three Double Bedrooms
- Luxury House Bathroom
- · Attractive Rear Garden
- Single Garage
- Good Access to York and Motorway Network

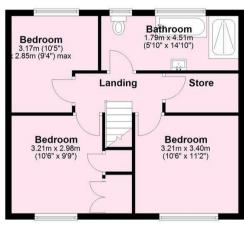
Offers Over £425,000

Tenure: Freehold

Council Tax Band: E







Total area: approx. 105.0 sq. metres (1129.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp





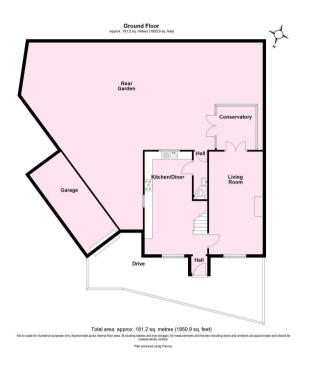


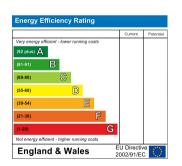


















IMPORTANT NOTICE

- 1. 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. Please do so particularly if contemplating travelling some distance to view the property.
- 2. 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.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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