

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 122 Jute Road , York, YO26 5EW

A much-loved family home situated in the heart of Acomb offered with the convenience of no onward chain. Located just a short walk away from the popular Acomb high street offering an abundance of local businesses including greengrocers, butchers & bars. Situated to the West of the City, this home offering easy access to the outer ring road, A64/A59 and regular bus routes.

Comprising of an entrance hall, leading into one of the reception rooms with bay window and gas fire. To the rear of the property is a modern kitchen/diner with built in appliances complemented by stylish worktops. Just off the kitchen is a further reception room that can adapt to the needs of the next owner. To complete the ground floor is a w/c. To the first floor are three good-sized bedrooms and house bathroom. The loft has been converted into a large bedroom with further potential if required.

Externally, this well-appointed home benefits from off street parking, large garage, patio area and lawn.

**Offers Over £350,000**

# 122 Jute Road , York, YO26 5EW



- Four Bedroom Home
- Garage & Driveway
- No Onward Chain
- Two Reception Rooms
- Large Garden
- Kitchen/Diner
- Popular Location

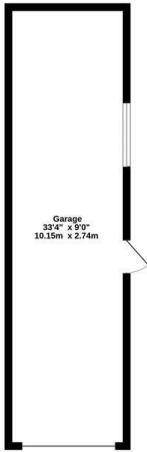


[Directions](#)

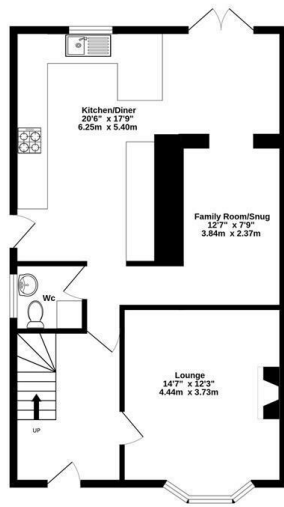


# Floor Plan

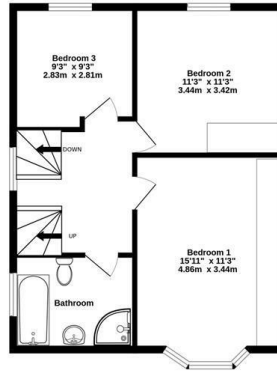
GARAGE  
299 sq. ft. (27.8 sq.m.) approx.



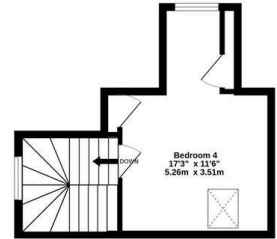
GROUND FLOOR  
686 sq. ft. (63.6 sq.m.) approx.



1ST FLOOR  
539 sq. ft. (50.0 sq.m.) approx.



2ND FLOOR  
224 sq. ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1748 sq.ft. (162.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	