



Beaconsfield Street, Acomb, York, YO24 4NB

- CLOSE TO LOCAL AMENITIES
- FIRST FLOOR BATHROOM
- FORECOURTED TERRACE
- GOOD ACCESS TO RING ROAD FOR COMMUTERS
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- ON STREET PARKING
- EPC RATING D : COUNCIL TAX BAND B

Asking Price £275,000



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DESCRIPTION

Competitively priced, this two bedroom period terrace property has lots of potential for someone wanting to put their own stamp on their future home. Conveniently located in the heart of Acomb, this residential area is very up and coming with some nice bars and eateries recently joining the neighbourhood. Excellent access to a wealth of local amenities and shops by foot, or alternatively the city centre is just a short distance away with great bus services nearby.

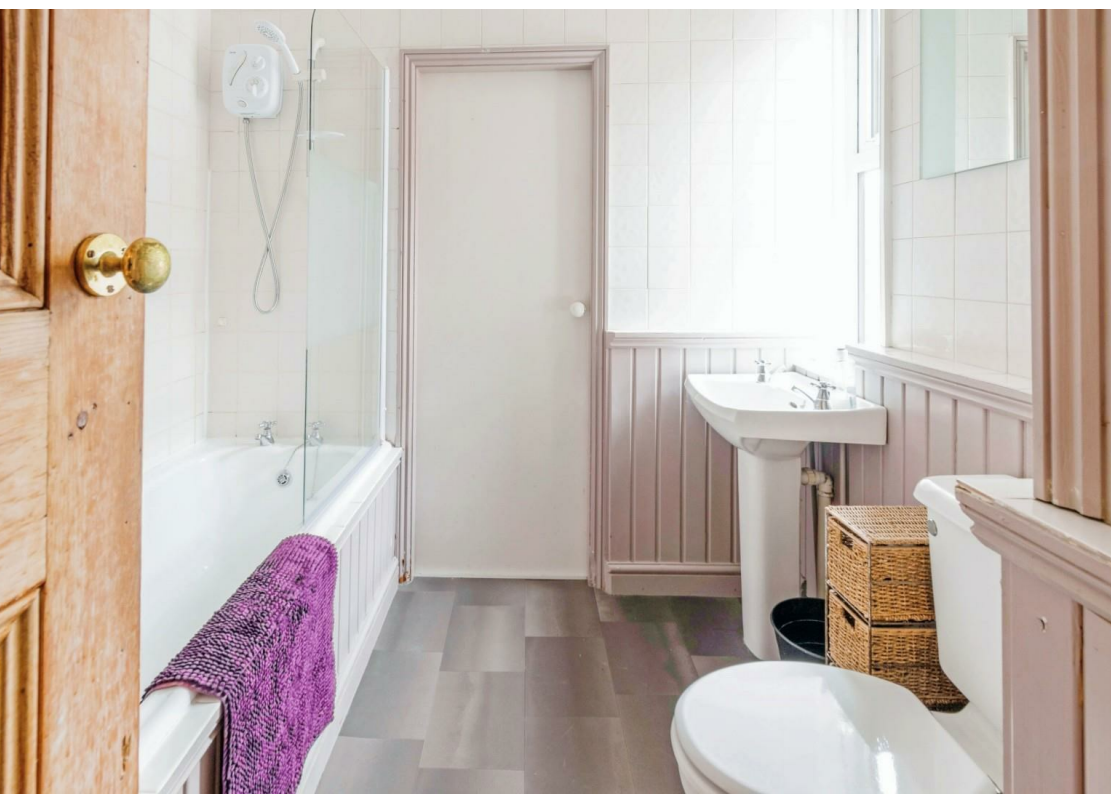
Upon entering the property you have an entrance vestibule leading to the hallway. The first reception room is located to the front with a large bay window filling the room with light and the feature open fireplace creates a focal point to the room. There is a second reception dining room to the rear which leads through to a refitted kitchen which offers a range of base and wall units with under counter lighting and high gloss finish, integrated oven with gas hob and extractor hood over, integrated dishwasher as well as space and plumbing for a free standing washing machine and further space for a fridge freezer.

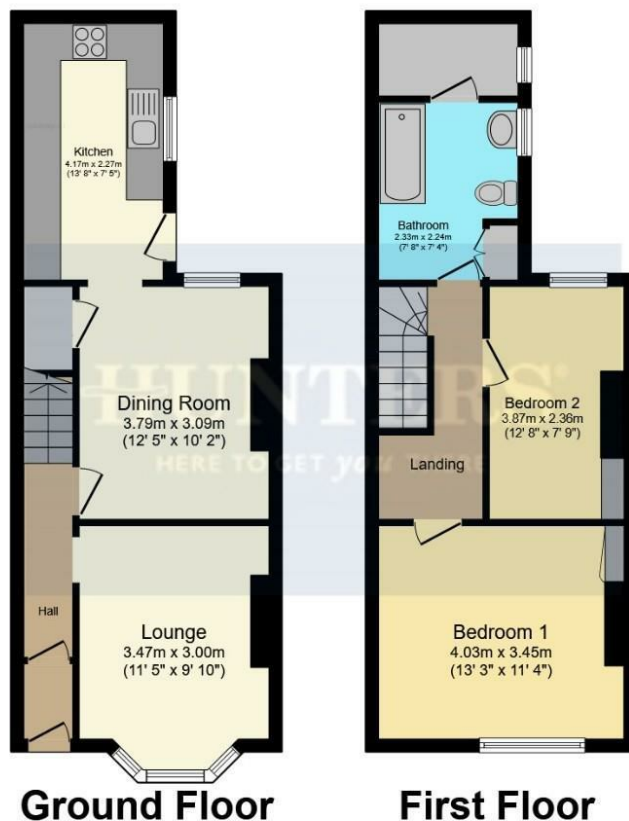
To the first floor you have two light and airy bedrooms and a family bathroom with cast iron bath with a shower over plus sink and WC. Off the bathroom you have a further room which has a window and could be used as a dressing room or useful storage space, or alternatively home office and it offers scope to knock through should you wish to in the future.

Externally the property is forecourted with on-street parking and there are no permit requirements. To the rear is an enclosed low-maintenance south facing yard with raised flower beds, timber shed and gated access to the alleyway beyond.

The house has undergone some recent investment in 2020 with the installation of UPVC double glazed windows and doors. The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer in this popular area.







Total floor area 78.9 m² (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

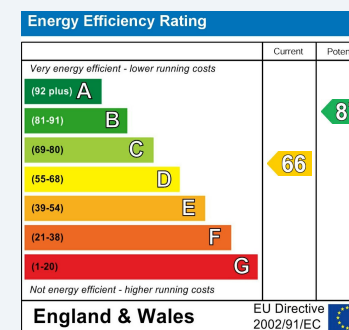
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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