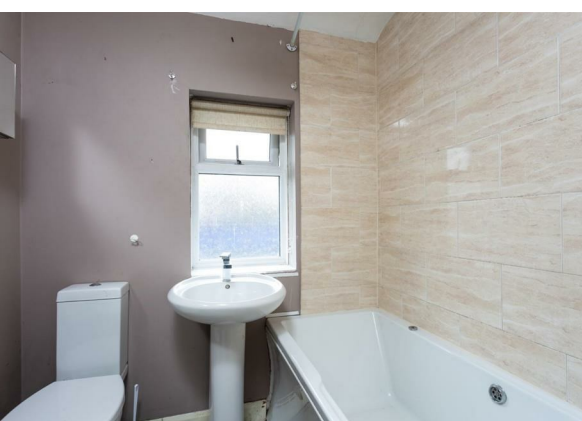




## Marston Avenue, Acomb, York £210,000

Set in a convenient residential location, this home presents a great opportunity for buyers looking to take on a project and create something tailored to their own tastes and requirements.





The accommodation is arranged over two floors and begins with an entrance hall leading through to a generous sitting room, offering a comfortable main living space. To the rear, the kitchen provides access out to the garden and offers scope for reconfiguration, with potential to create a more open and sociable layout, as has been done with other properties locally (subject to the necessary consents).

To the first floor, there are two well-proportioned bedrooms along with a house bathroom, completing the internal accommodation. While the property would benefit from a programme of modernisation throughout, the layout and proportions provide a solid foundation for improvement.

Externally, the house enjoys a good-sized rear garden which is currently in need of landscaping but offers excellent potential to create an attractive outdoor space. The property also benefits from a driveway to the front providing off-street parking for at least two vehicles.

Offered for sale with no onward chain, this property will appeal to buyers seeking a well-located home with clear scope to update and extend, subject to the relevant permissions.

### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: up to 1000 Mbps\*

EPC Rating: D - 65

Council Tax: A - City of York

Current Planning Permission: No current valid planning permissions

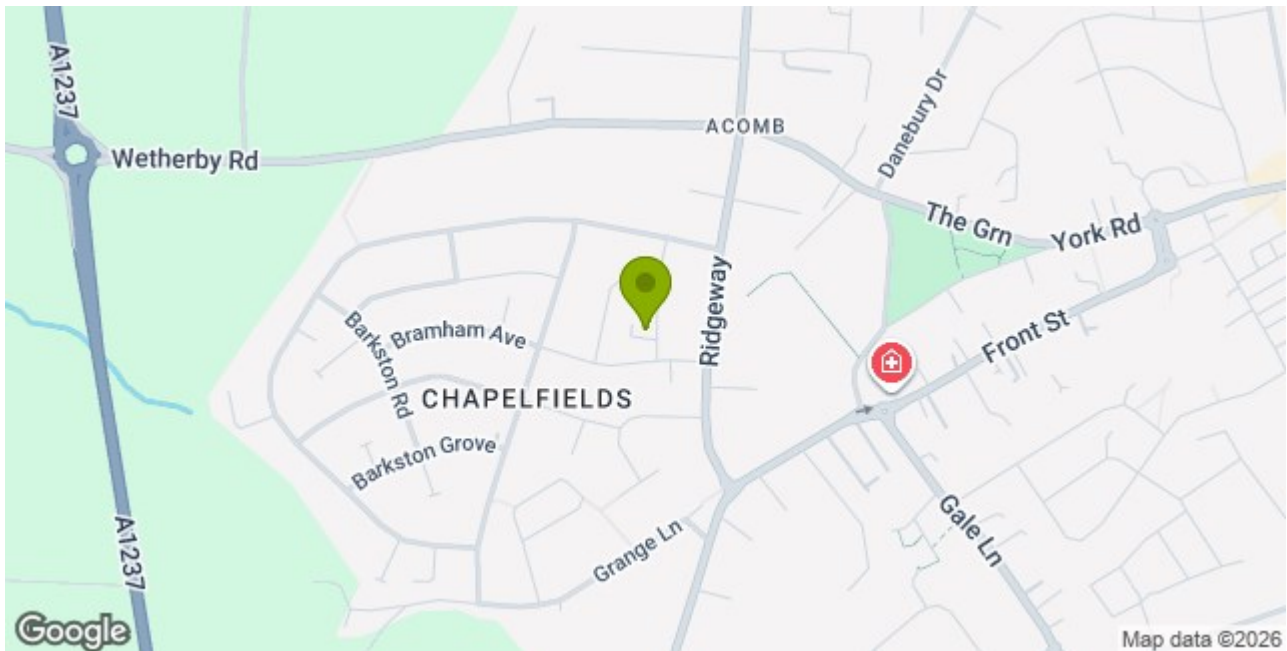
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.

Marston Avenue, Acomb, York, YO26 5DG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 670 SQ FT / 62.25 SQ M - (Excluding Stores)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

