



**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\*

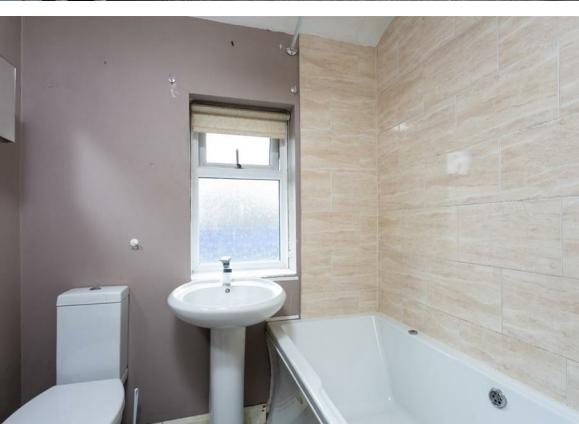
EPC Rating: D - 65

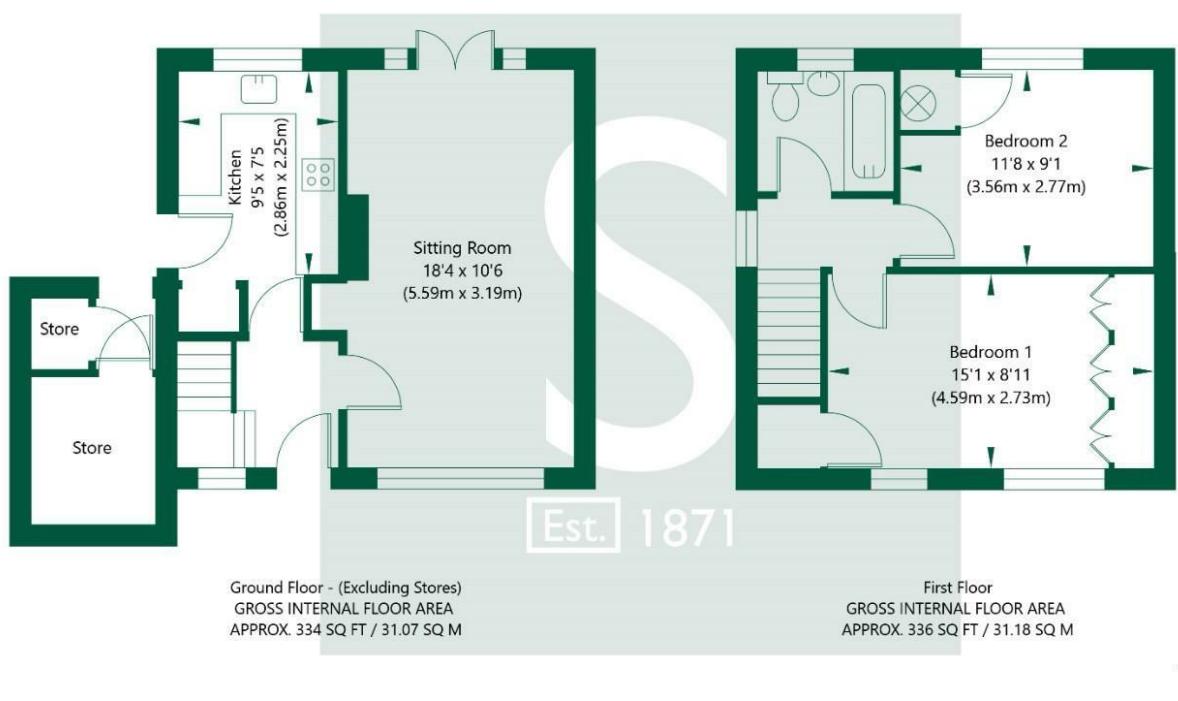
Council Tax: A - City of York

Current Planning Permission: No current valid planning permissions

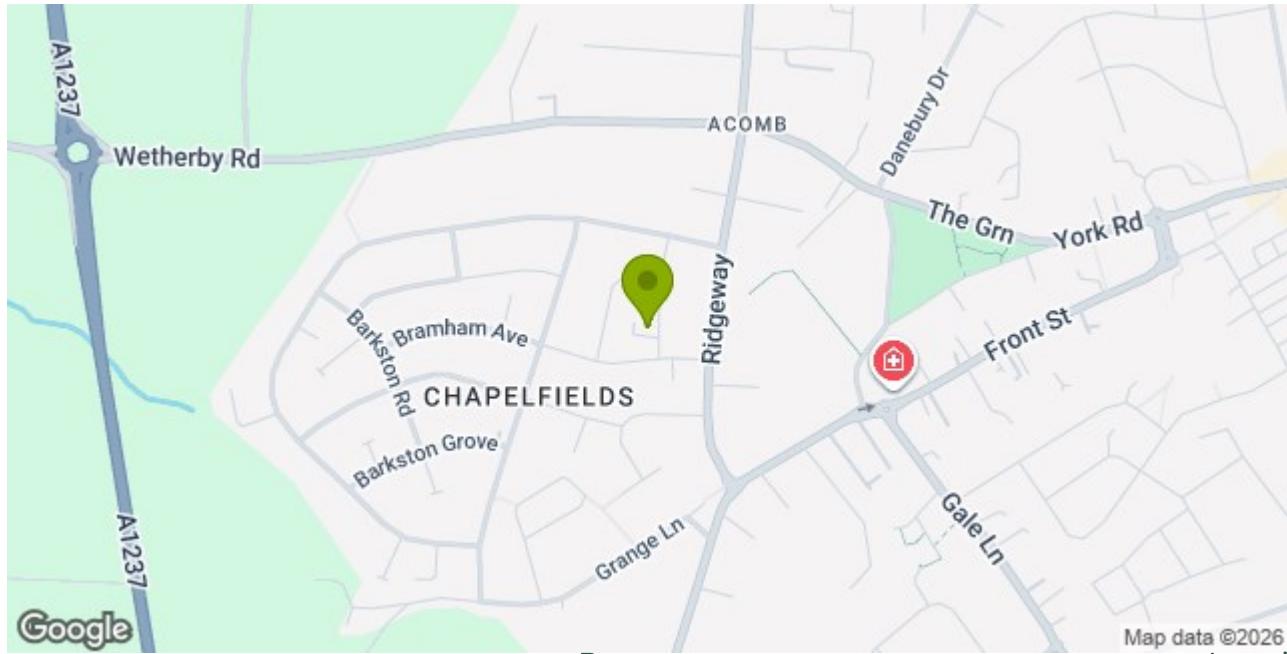
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\*Download speeds vary by broadband providers so please check with them before purchasing.





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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