



4 Troon Close  
Acomb, York YO26 5PB



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**£250,000**

Offered with no forward chain, this smart two bedroom end townhouse with conservatory, garage and walled courtyard just off Beckfield Lane will appeal to many. Whether you are a private buyer looking for your first home or an investor looking for a solid rental income, you will want to book a viewing here!

Location-wise, it's just a stroll across the road for your local supermarket, on a regular bus route into York city centre and an easy link up to roads leading further afield.

Council Tax Band C  
EPC Rating D

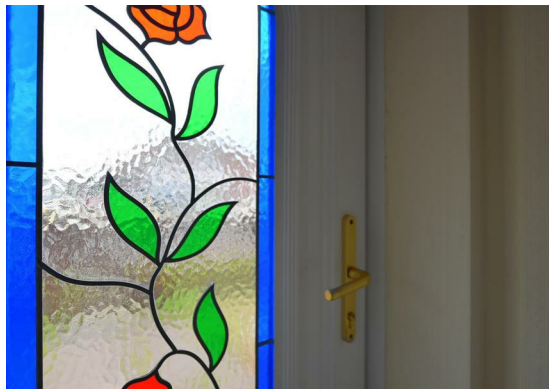


**Entrance Lobby**  
Part glazed UPVC entrance door. Door into the lounge.

**Lounge**  
16'2 x 11'7 (4.93m x 3.53m)  
UPVC window. Two radiators. Gas fire with surround and hearth. Door into the dining kitchen.

**Dining Kitchen**  
11'7 x 10'10 (3.53m x 3.30m)  
Fitted with wall and base units and coordinating worktops. Built in oven with 4 ring gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Breakfast bar with space for seating. Boiler and fuse board. Sliding door into the conservatory. Stairs to the first floor.

**Conservatory**  
10'6 x 7'6 (3.20m x 2.29m)  
Brick built conservatory with UPVC windows and double doors leading into the rear garden.







### First Floor Landing

Doors to further rooms.

### Bedroom One

9'9 x 9'7 (2.97m x 2.92m)

UPVC window. Radiator. Built in wardrobes. Cupboard housing the hot water tank with room for storage.

### Bedroom Two

11'2 x 9'7 (3.40m x 2.92m)

UPVC window. Radiator.

### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Fitted with a three piece suite comprising; bath with electric shower over, wash hand basin and toilet. Extractor fan. Radiator.

### Outside

To the front of the property is a gated garden, paved with front access to the house and garage.

To the rear of the property is enclosed garden, paved for low maintenance. There is gated access to the side of the property, providing off street parking and access to the main garage door.

### Garage

With up and over door. Laid on with power and light. UPVC door leading to the front of the property.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

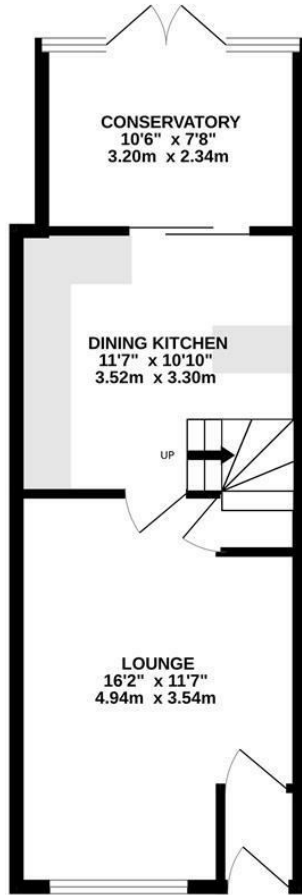
Council Tax Band of the property is C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

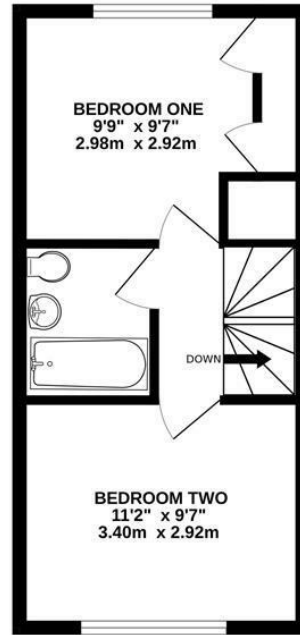
The property has a heat only boiler which supplies the heating and a hot water tank. The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

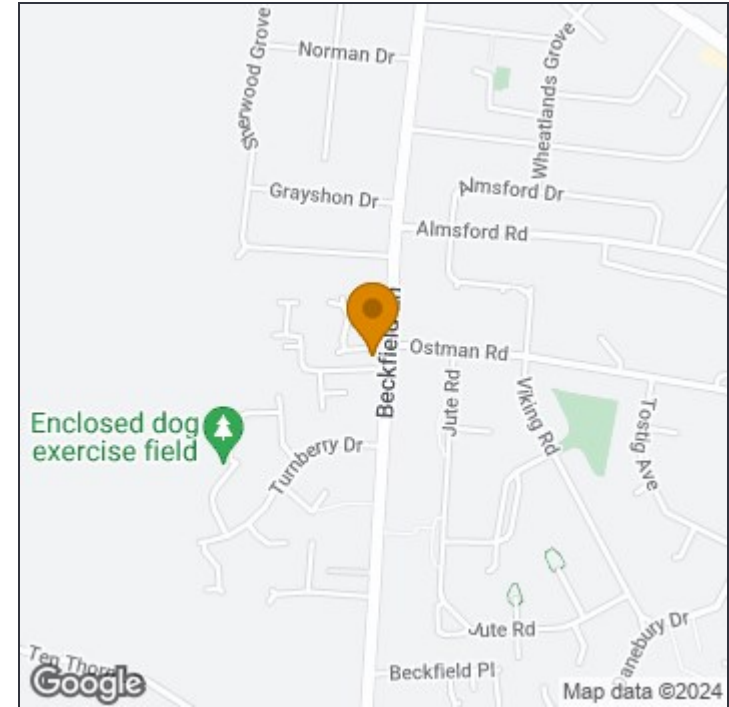


1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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