







87 Jute Road
York, YO26 5ES
Guide Price £275,000

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IDEAL FIRST TIME BUY! This three bedroom mid terrace house offers light and airy accommodation situated in the heart of Acomb. The property benefits from gas central heating and double glazing. Internally the property comprises entrance hall leading to good sized lounge/dining room, modern fitted kitchen, stairs to the first floor leading to three good sized bedrooms and a family bathroom. To the front there is off street parking whilst to the rear is a fully enclosed low maintenance landscaped garden. The area is offered in 'move in' condition and is in reachable distance of Acomb High Street and a range of amenities to include local shops, schools plus easy access to York city centre. Perfect starter home for those looking to get on the property ladder.

Entrance Hall

Built in cupboard housing meters

Lounge

Coving to ceiling, bay window to front, two central heating radiators, electric fire with set-in surround

Dining Room

Window to rear, coving to ceiling, central heating radiator

Kitchen

Well fitted with a range of base and wall mounted units incorporating roll top surfaces with tiled splashbacks, gas hob, electric cooker, plumbing for washing machine, room for fridge/freezer, single sink, window to rear, central heating radiator, walk-in pantry, tiled floor, coving to ceiling. Stairs to first floor.

First Floor Landing

Laundry cupboard, access to boarded and insulated loft

Bathroom

Panelled bath, sink set in vanity unit, low level WC, coving to ceiling, vinyl flooring, central heating radiator





Bedroom 2

Three built in wardrobes, window to rear, airing cupboard housing boiler, central heating radiator,

Master Bedroom

Bay window to front, five built in wardrobes, central heating radiator

Bedroom 3

Window to front, coving to ceiling, central heating radiator

Outside

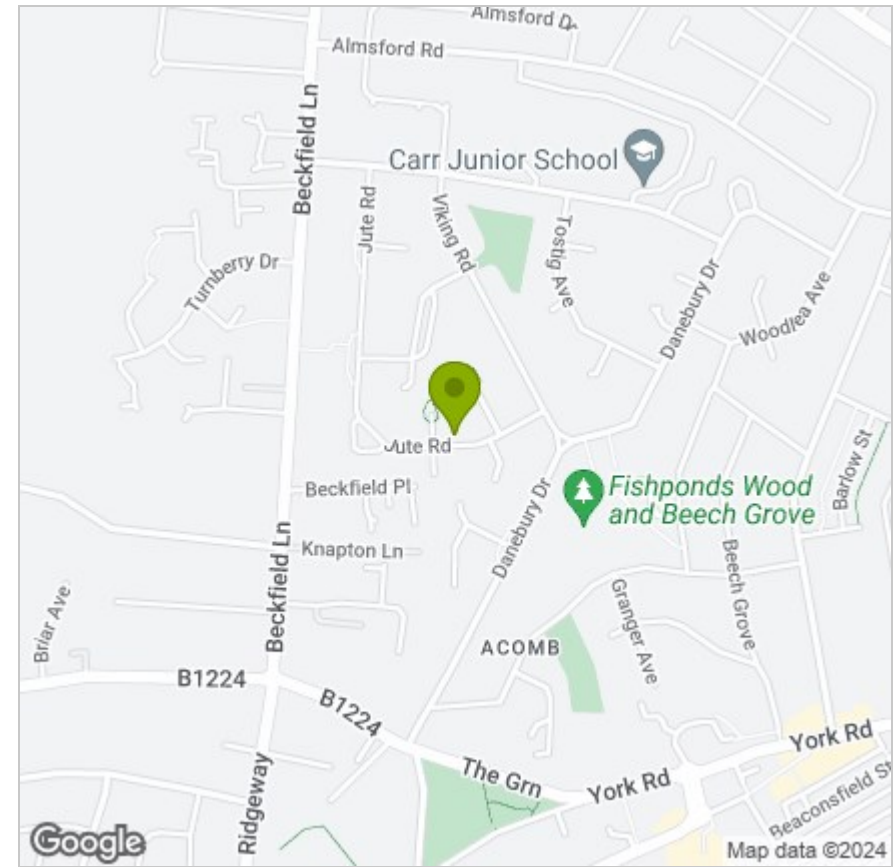
Front forecourt providing off street parking whilst to the rear is a fully enclosed lawned garden with patio area, timber shed, benefiting from solar panels



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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