







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

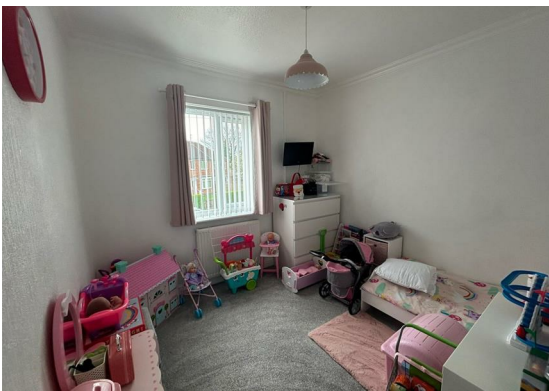
Well fitted with a range of base and wall mounted units incorporating roll top surfaces with tiled splashbacks, gas hob, electric cooker, plumbing for washing machine, room for fridge/freezer, single sink, window to rear, central heating radiator, walk-in pantry, tiled floor, coving to ceiling. Stairs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

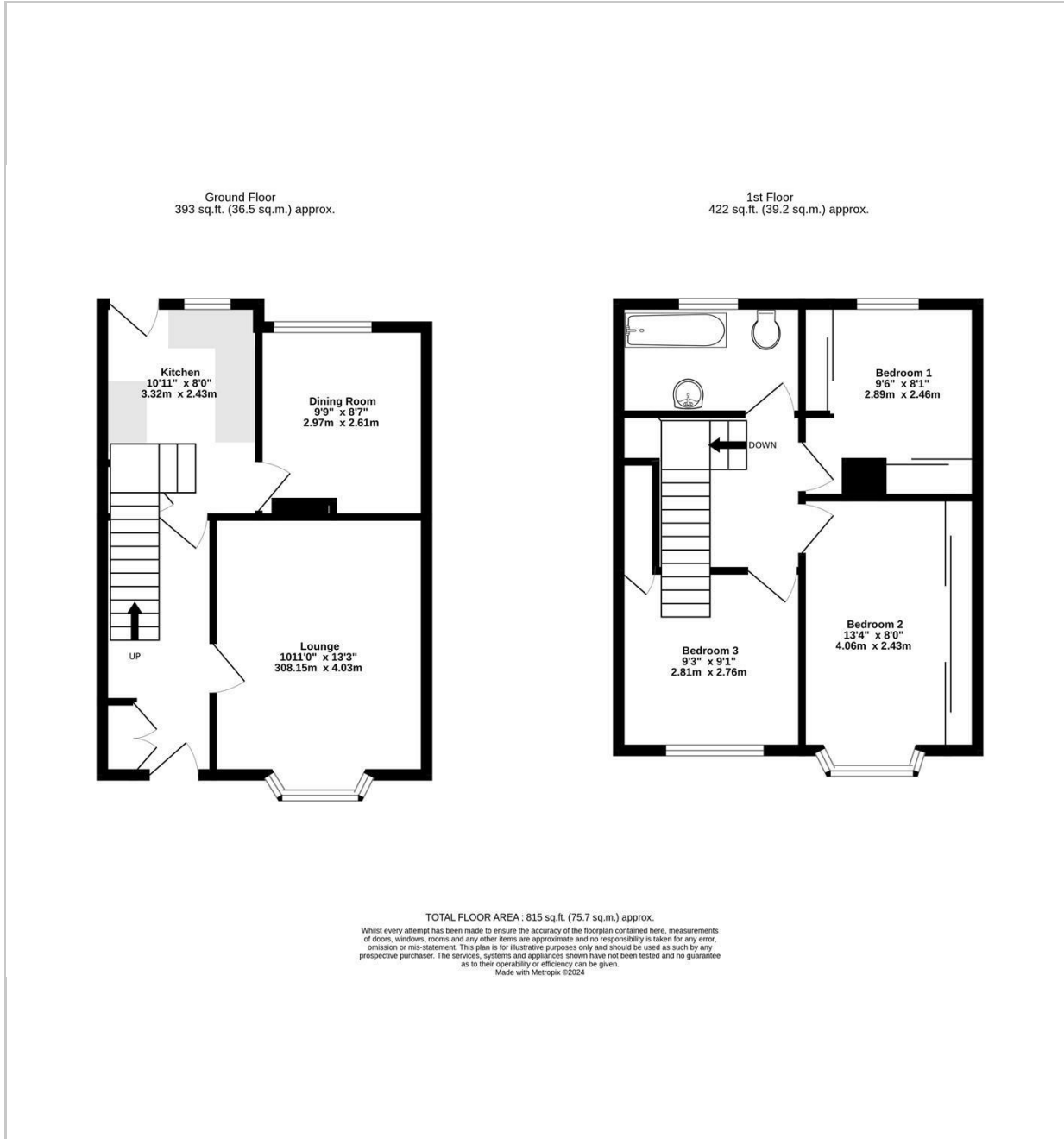
Window to front, coving to ceiling, central heating radiator

### **Outside**

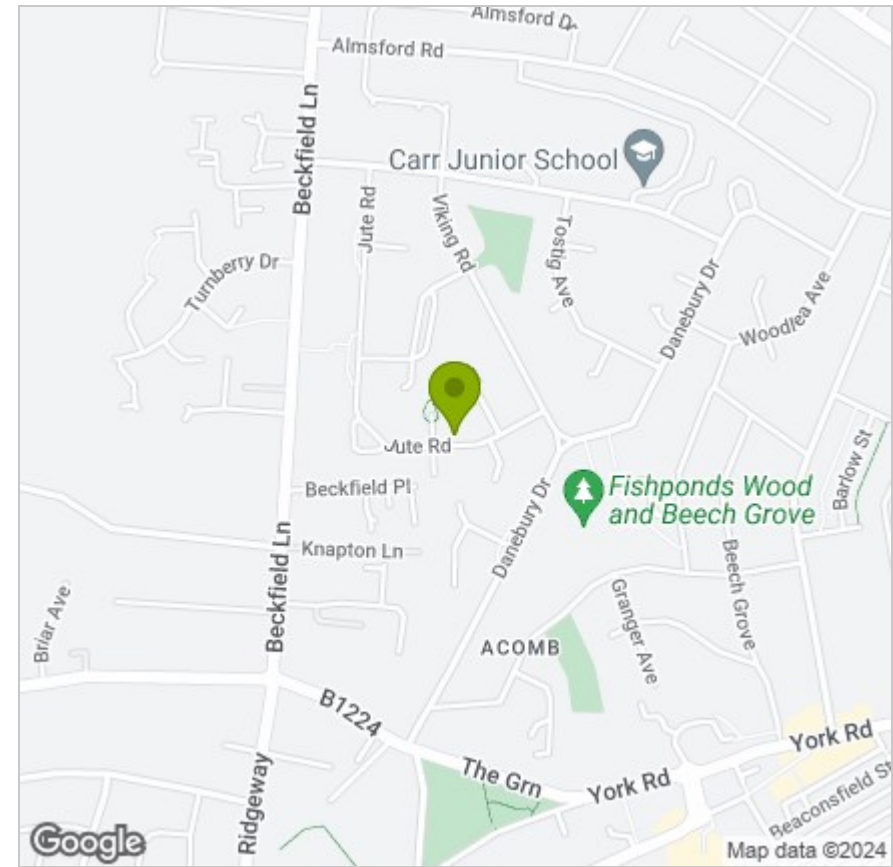
Front forecourt providing off street parking whilst to the rear is a fully enclosed lawned garden with patio area, timber shed, benefiting from solar panels



# FLOOR PLAN



# LOCATION



## EPC

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

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