






113 Green Lane Acomb  
York, YO24 4PS  
Guide Price £350,000

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AN EXTENDED AND VASTLY IMPROVED TWO BEDROOM SEMI DETACHED HOUSE WITH FABULOUS GARDEN STUDIO. Located on this tree lined lane and convenient for Acomb Front Street, nearby schools and amenities as well as excellent transport links. The property has recently undergone a vast refurbishment creating bright, spacious and practical living accommodation including a bespoke kitchen with feature plywood finish. It fully comprises entrance hallway, kitchen with bi-folding doors onto garden, living area, separate sitting room/study, utility room, WC/cloaks, first floor landing, two double bedrooms and a modern three piece shower room. To the outside is a front driveway providing ample off street parking and a rear courtyard garden with sitting areas and an external kitchen. There is also a fabulous detached garden studio with power and lighting (approx. 14' x 11') and a double sized garage/workshop. An internal viewing of this incredible property is highly recommended.



### Entrance Hall

Entrance door, double panelled radiator, carpeted stairs to first floor. Parquet style luxury vinyl tiling.



### Kitchen Area

Bi-folding doors onto courtyard, fitted wall and base units with plywood worktops, one and a half sink and drainer with mixer tap, built-in electric hob and double oven, integrated dishwasher, under stairs cupboard, double radiator, power points. Parquet style luxury vinyl tiling.



### Living Area

uPVC window to front, log burner, double panelled radiator, TV point, power points. Parquet style luxury vinyl tiling.



### Sitting Room/Study

uPVC window to front, fitted storage, double panelled radiator, power points. Parquet style luxury vinyl tiling.





### Utility Room

Door to courtyard, fitted wall and base units, space and plumbing for washing machine, power points. Parquet style luxury vinyl tiling.

### Cloaks/WC

uPVC window to rear, low level WC. Parquet style luxury vinyl tiling.

### Garden Studio

Full width bi-folding doors, window to side, fitted log burner, power points. Luxury vinyl tiling.

### First Floor Landing

uPVC window to side. Carpet. Doors to;

### Bedroom 1

uPVC window to front, storage cupboard, double panelled radiator, power points. Carpet.

### Bedroom 2

uPVC window to rear, double panelled radiator, power points. Carpet.

### Shower Room

Opaque uPVC window to rear, walk-in shower enclosure, wash hand basin, low level WC, double panelled radiator. Tiled flooring.

### Outside

Front paved driveway with boundary wall. Rear paved courtyard garden with sitting areas, lean-to shelter and external kitchen potential.

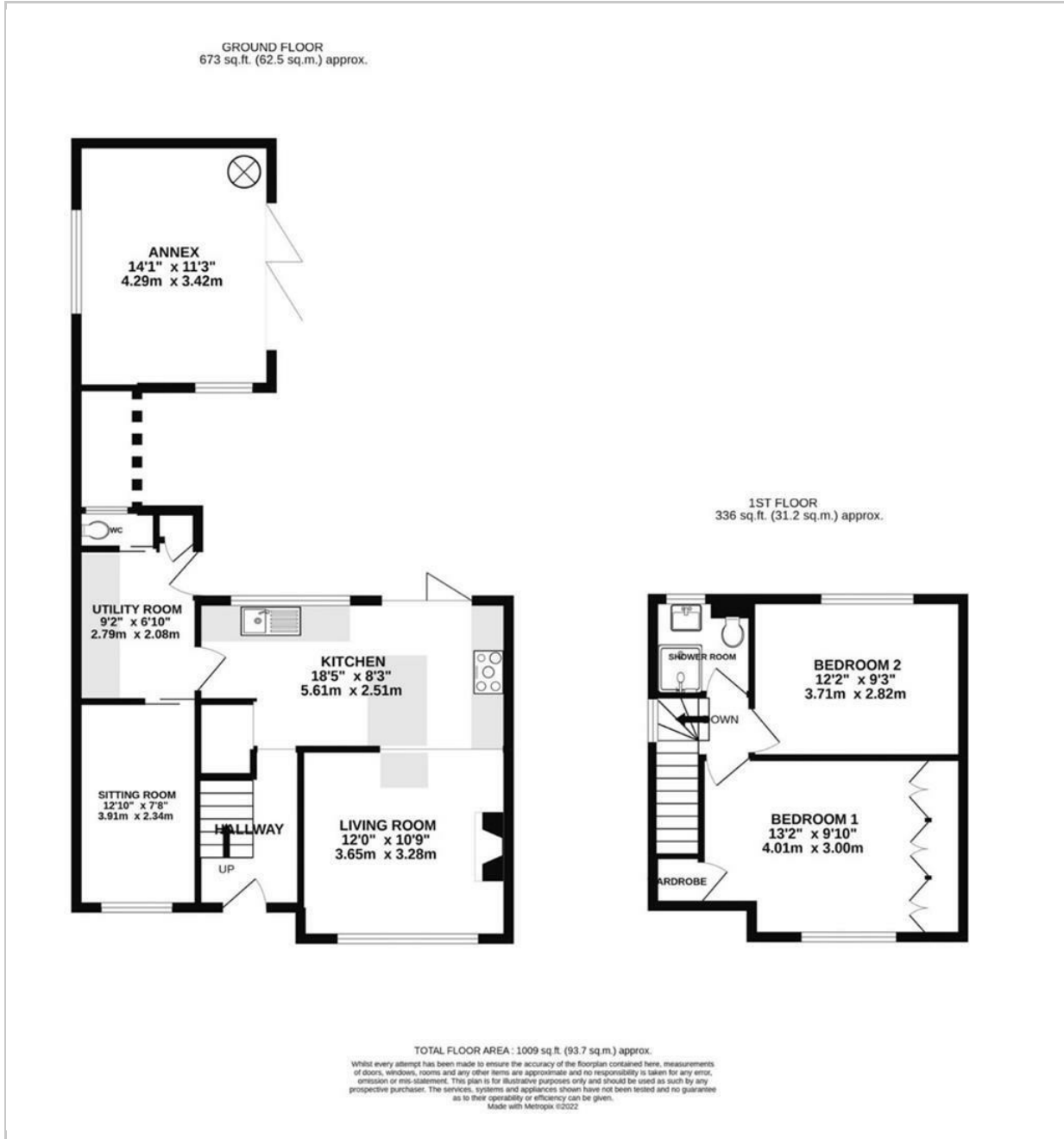
### Double Garage

Accessed via a vehicle-sized alleyway.





# 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>		<b>84</b>
(69-80)	<b>C</b>	<b>69</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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