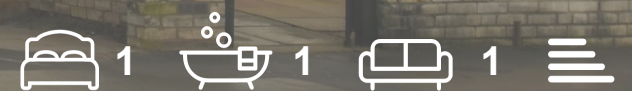


Flat 1 126 Acomb Road
York, YO24 4EY
Guide Price £197,500



A STUNNING 1 BEDROOM GARDEN APARTMENT SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES AND WITHIN WALKING DISTANCE TO THE RAILWAY STATION AND INTO THE CITY CENTRE. With its own private entrance and bespoke interior the 'Woodland View' garden flat forms part of a fabulous converted Victorian town house. With a south facing private garden to the front, ideal for relaxing in the sun, the spacious 1 bedroom property has been interior designed with high quality fittings throughout. Large open plan living/dining room with bay window and kitchen area with contemporary units and integrated appliances. Double sized bedroom, Jack & Gill bathroom with shower/W.C. Communal bike stores.

Living Room
2066'8" x 1916'8" (629.92 x 584.2)

Bedroom
1150'0" x 966'8" (350.52 x 294.64)

Shower Room
1100'0" x 558'4" (335.28 x 170.18)





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 	

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.