

Four Bedroom Property

This well presented 4 bedroom property has become available in the Acomb area of York. The property comprises of a large living area which overlooks a sizeable rear yard complete with decking area. The property also benefits from a spacious kitchen with room for oven, fridge freezer and washing machine. As you proceed up the stairs you are greeted with 4 well proportioned bedrooms along with a modern bathroom suite. **PLEASE NOTE THIS PROPERTY IS NOT SUITABLE FOR 3 OR MORE SHARERS**

The property benefits from significant outdoor space to the front and rear.

Unfurnished

EPC Rating C

Council Tax Band B

Available Early August!



















FLOOR PLAN LOCATION Thoresby Rd FOXWOOD tterwood Ln Acorn ARL Ground Floor 431 sq.ft. (40.0 sq.m.) approx. 1st Floor 459 sq.ft. (42.6 sq.m.) approx. Sports and Foxwood Ln Social Club Walker Dr Lounge 19'5" x 8'10" 5.92m x 2.68m Osprey Cl Woodthorpe Primary School Map data @2024 **Energy Efficiency Rating** Potential TOTAL FLOOR AREA: 890 sq.ft. (82.6 sq.m.) approx. Very energy efficient - lower running costs every attempt has been made to ensure the accuracy of the floorigan contained here, measurement is, windows, rooms and any other lemms are approximate and no responsibility is taken for any error, which is the property of the property o **EPC** (92 plus) A 83 70 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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