







FOR SALE
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134 Acomb Road
York, YO24 4HA
£225,000

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DECEPTIVELY SPACIOUS GARDEN APARTMENT WITH PARKING SPACE- WALKING DISTANCE FROM THE TRAIN STATION AND THE CITY CENTRE! We as agents are delighted to present to the market this unique apartment boasting gardens to front and rear as well as having an allocated parking space and outdoor storage shed. The large living accommodation has the benefit of uPVC double glazing and is ready to move into. It briefly comprises a wide entrance hall, living room with bay window to front, snug area/study, dining room, breakfast kitchen with modern fitted units, family bathroom with three piece suite and a large master bedroom with a walk-in dressing area. Externally the property boasts a garden to the front with a handy built in storage shed whilst to the rear is a courtyard garden and allocated parking. An early viewing on this spacious apartment is strongly recommended!



Entrance Hall

Entrance door, traditional radiator, power points. Solid oak flooring.

Lounge

uPVC double glazed bay window to front, ornate feature fireplace, traditional radiator, TV point, power points. Solid oak flooring.

Bathroom

uPVC double glazed window to side, part tiled walls, panelled bath with electric shower, hand wash basin, low level WC. Tiled flooring.



Snug/Study

Traditional radiator, power points. Solid oak flooring.



Kitchen

uPVC double glazed window to side, uPVC stable door to rear, porcelain butler sink, fitted wall and base units with solid oak worktops, breakfast bar, oven and electric hob, metro tiles, plumbing for washing machine, power points. Solid oak flooring.



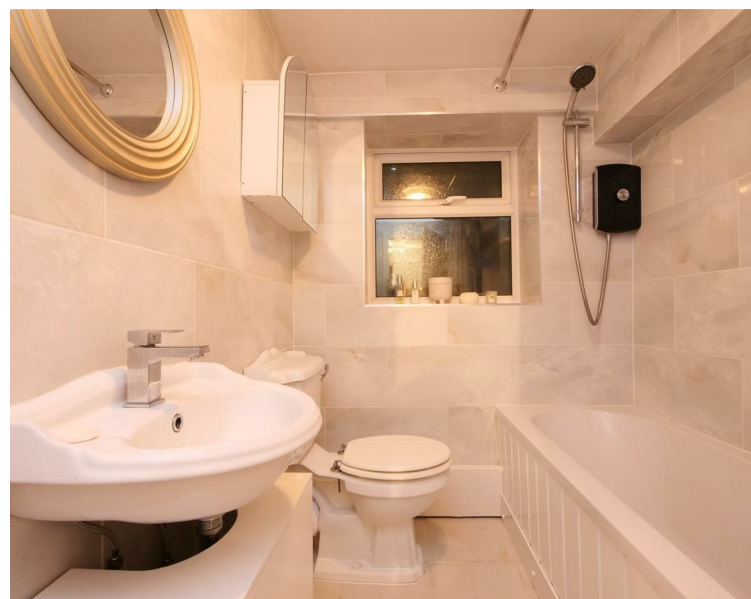
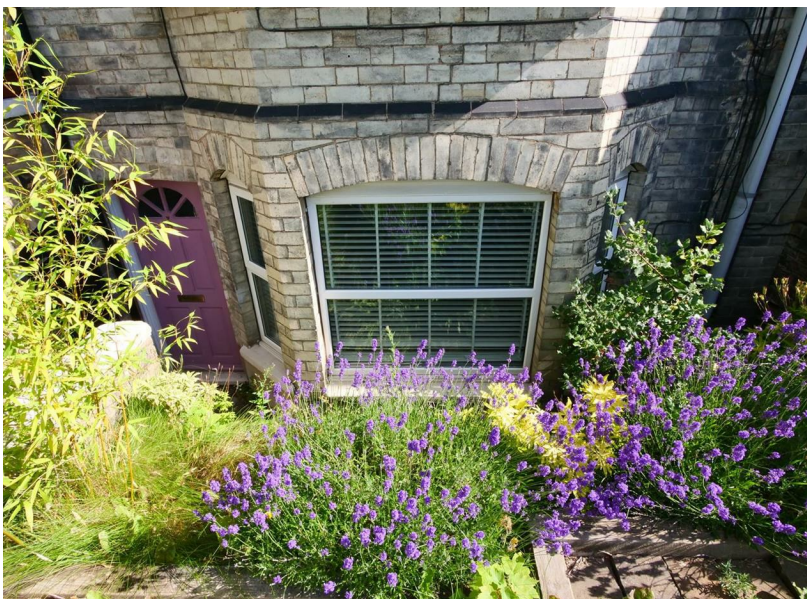


Dining Room
Solid oak flooring.

Bedroom
uPVC double glazed window to rear, power points, radiator. Carpet.

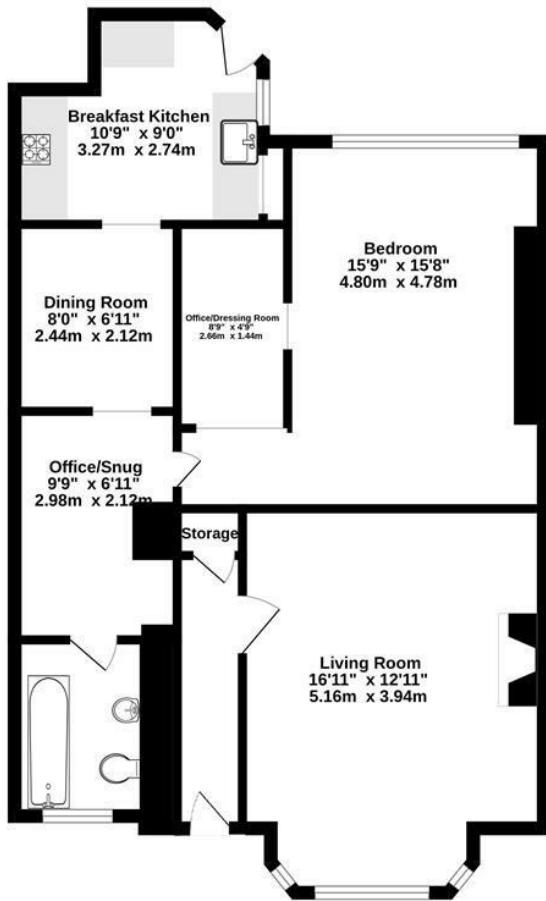
Dressing Area
Carpet.

Outside
Pretty garden to front, storage shed, courtyard garden and an allocated parking space.



FLOOR PLAN

Ground Floor
699 sq.ft. (64.9 sq.m.) approx.



Flat 5, Acomb Road, York, YO24 4ha

TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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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