



119 Green Lane Acomb
York, YO24 4PS
Guide Price £245,000

NO FORWARD CHAIN! THREE BEDROOMS! Offered for sale is this three bedroom mid terrace house situated to the West of York in the popular residential area of Acomb, with delightful fully enclosed rear garden and convenient for Front Street, local schools and amenities, as well as offering excellent road links in to York City Centre and the outer ring road. The bright and spacious living accommodation has been well maintained throughout and comprises entrance hallway, dual aspect lounge, dining kitchen, first floor landing leads to three first floor bedrooms (two doubles and one single), house bathroom and a separate WC. To the outside is a front paved garden with brick boundary wall, shared side alleyway giving access to rear lawned garden with patio and garage. The property also has the benefit of uPVC double glazing and gas central heating. Please call Churchills today to book an early viewing.

Entrance Hall

uPVC double glazed door, central heating radiator

Lounge

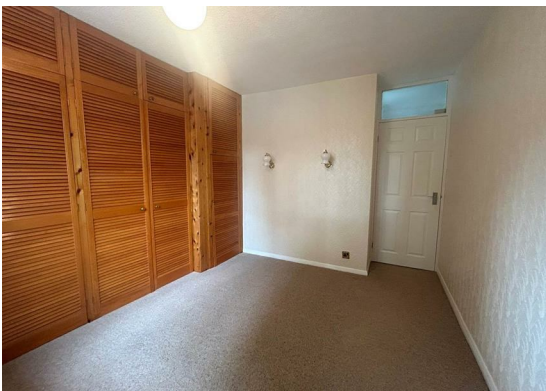
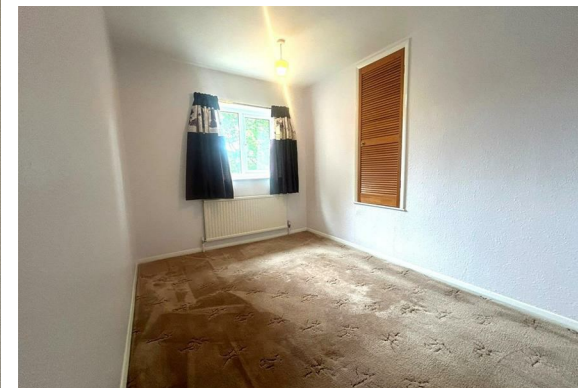
uPVC double glazed window to front elevation, electric fire in brick surround, coving to ceiling, central heating radiator, patio door to garden

Kitchen

uPVC double glazed window to front and rear, pine door, range of base and wall mounted units incorporating roll top surfaces, gas cooker point, part tiled walls, single sink with mixer tap, plumbing for automatic washing machine, under stairs, vinyl flooring cupboard with pine door, central heating radiator

First Floor Landing

Storage cupboard with overhead storage, loft access





Bedroom 1

Walk-in over stairs storage, built-in wardrobe, double glazed window to front and rear elevation, central heating radiator

Bedroom 2

Double glazed window to front elevation, over stairs storage, central heating radiator

Shower Room

Walk-in shower, pedestal wash hand basin, heated towel rail, extractor fan, aqua boarding around shower and sink, tiled floor, double glazed window to rear elevation

Separate WC

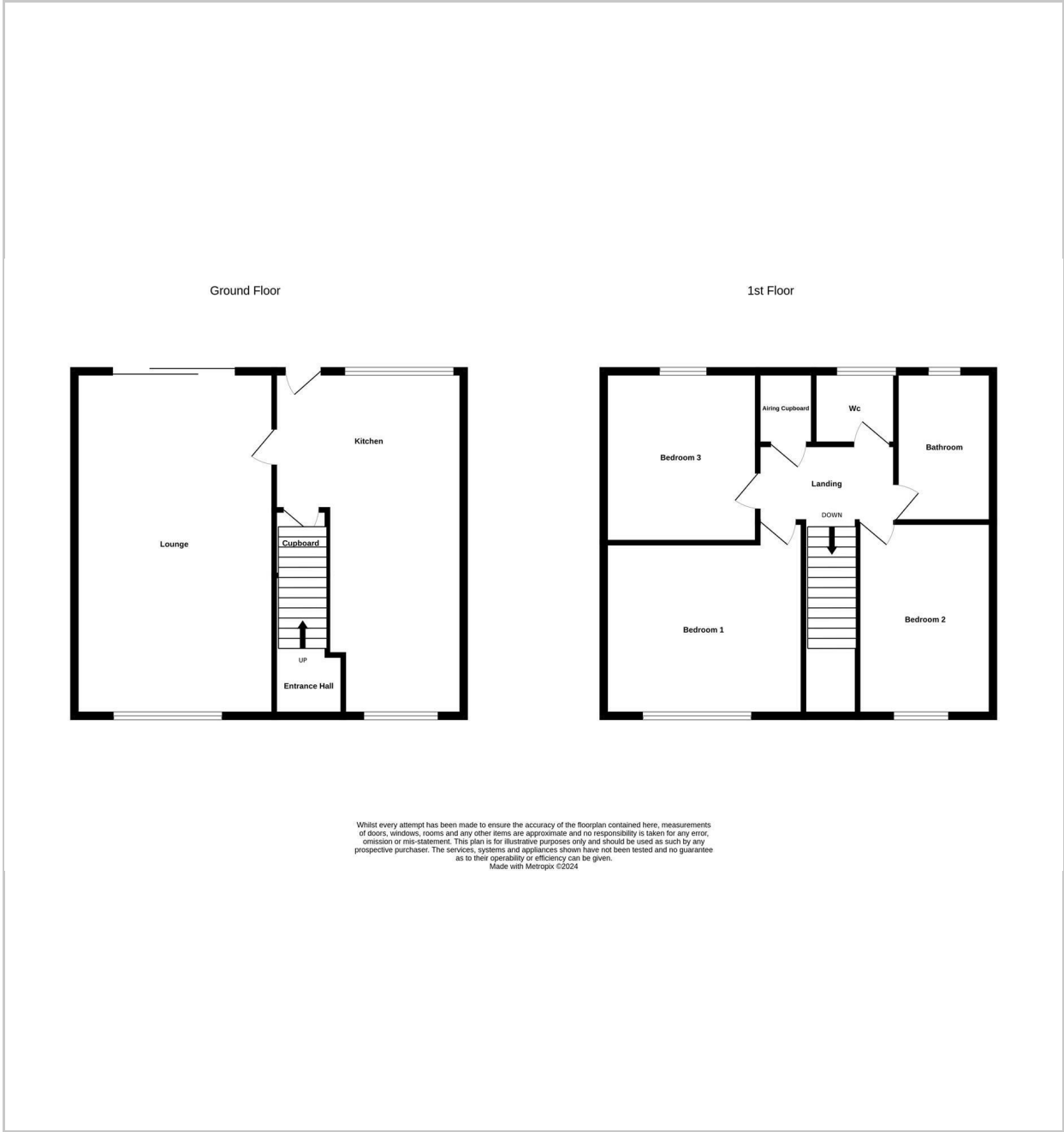
Low level WC, part panelling to walls, tiled flooring, double glazed window to rear elevation

Outside

To the front is a patio garden area with brick walled surround. Fully enclosed rear lawned garden with well planted borders and patio seating area. Single garage accessed from the rear



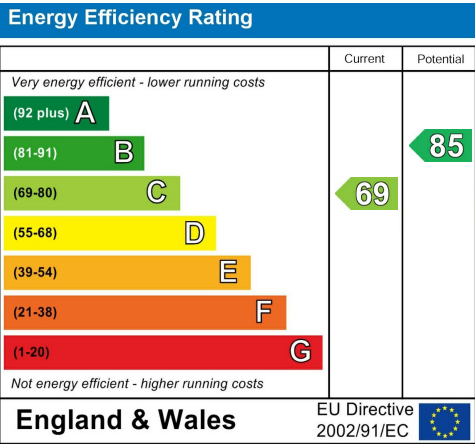
FLOOR PLAN



LOCATION



EPC



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