

This large three bed semi detached property located in the Acomb area of York has become available to rent.

As you enter into the property you are greeted by a spacious lounge complete with feature fire place, leading to a second reception area. The kitchen is finished to a modern standard and over looks the rear garden.

As you proceed up the stairs you are greeted by two double bedrooms along with one further single and a three piece bathroom suite. The property comes with plenty of storage space.

Back down stairs the property benefits from a large garage space as well as a lovely conservatory which overlooks the well kept garden.

EPC Rating C

Council Tax Band C

Available Early Novmber



















FLOOR PLAN LOCATION Muddy Boots Nursery Acomb (York) Westfield Primary Community School Ground Floor 1st Floor 511 sq.ft. (47.5 sq.m.) approx. Tudor Rd 730 sq.ft. (67.8 sq.m.) approx. Energise Leisure Centre Storage Storage Bedroom Bedroom 11'0" x 10'6" 3.35m x 3.20m horesby Rd Tedder Rd FOXWOOD Huntsman's Walk Kitchen 14'1" x 9'11" 4.30m x 3.03m Otterwood Ln **Dining Room** Foxwood Ln Coogle Garage 15'11" x 10'11" 4.85m x 3.33m Map data @2024 Lounge 12'2" x 11'10" 3.70m x 3.60m **Energy Efficiency Rating** Current Potential Hallway Very energy efficient - lower running costs **EPC** (92 plus) A 81 70 (69-80) TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx. (55-68) every attempt has been made to ensure the accuracy of the florigan contained here, measurement is, windows, comes and any other tiems are approximate and no responsibility is taken for any errors here or mis statement. This plan is for limitative purpose only and blood for used as such by any one purchaser. The six and the statement purpose only and blood for used as such by any one purchaser. The six and the statement is also the six and the (39-54) (21-38) G

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.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC