

Churchills Estate Agents are delighted to offer For Sale this well presented two double bedroom end of terrace house located in this convenient and popular residential area close to Acomb front street, York's outer ring road with frequent bus links into the city centre. Updated to a very good standard throughout and benefitting from uPVC double glazing and central heating. The internal living accommodation comprises; entrance hallway, lounge, 23ft kitchen and dining room, utility, first floor landing, two first floor double bedrooms and three piece shower room. To the outside is a gravelled front driveway providing generous off street parking and the potential for electric car charging, side access to a paved rear garden with artificial turf area, external studio with power and lighting and further brick built storage. An accompanied viewing is highly recommended.

# **Entrance Hallway**

Composite entrance door, tiled flooring, column radiator, power points, carpeted stairs to first floor

# Lounge

uPVC double glazed window to front, feature log burner with hearth, carpeted flooring, TV and power points, single panelled radiator

#### Kitchen

uPVC window to rear, fitted wall and base units with countertop, one and half sink and draining board with mixer tap, built-in gas hob, eye level oven, two Velux windows, tiled flooring, column radiator, power points

### **Dining Area**

Double glazed French doors onto garden, tiled flooring, power points

### **Utility Room**

Plumbing and space for washing machine, tiled flooring, power points

### **First Floor Landing**

Opaque window to side, carpeted flooring, loft access, power points

















Two uPVC windows to front, fitted storage, carpeted flooring, double panelled radiator, power points

# Bedroom 2

uPVC window to rear, carpeted flooring, double panelled radiator, power points

# **Shower Room**

Opaque uPVC window to rear, walk-in mains fed shower cubicle, low level WC, wash hand basin, tiled walls, tiled flooring, towel radiator, recessed spotlights ,extractor fan

#### Outside

Gravelled front driveway, side access, paved patio, artificial turf, external studio, brick store with power and lighting, timber fence boundary.





# **LOCATION FLOOR PLAN** Beckfield Ln Bland Ln ACOMB 81224 1st Floor 335 sq.ft. (31.1 sq.m.) approx. Ground Floor Ridgeway 422 sq.ft. (39.2 sq.m.) approx. R CHAPELFIELDS Barkston Grove Bedroom 12'4" x 9'2" 3.75m x 2.79m Muddy Boots Nursery Acomb (York) Bedroom 15'1" x 10'4" 4.60m x 3.14m Acomb Grange Caravan Site Coogle Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floraginar contained here, measurement of doors, windows, rooms and any other terms are approximate and no reapprobably is taken for any error, windows, rooms and any other terms are approximate and no reapprobably is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. (92 plus) A 84 (69-80) 70 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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