



16b Acomb Road  
York, YO24 4EW  
Guide Price £185,000



A FABULOUS GROUND FLOOR APARTMENT WITH LARGE REAR COURTYARD AND OFF STREET PARKING. Set in this sought after position, close to York Railway Station and equidistant to the city centre and Acomb front street as well as popular Holgate Windmill, The Fox public house & West Bank Park.

This period property has recently undergone a program of refurbishment to a very high standard to provide high quality living accommodation. The property comprises; communal entrance hall, entrance lobby, lounge/dining room, good sized kitchen with high quality units and integrated appliances, double bedroom with period fire & bay window. There is also an impressive three piece bathroom suite and brand new combination boiler. To the outside is a traditional front forecourt whilst to the rear is a walled courtyard, gravelled area for off street parking and the potential for electric car charging. An internal inspection of this superb property is strongly recommended.

### Communal Hallway

Glazed entrance door. Carpet and luxury vinyl tiling. Door to:

### Entrance Hall

Luxury vinyl tiling. Panelled door to:

### Lounge/Dining Room

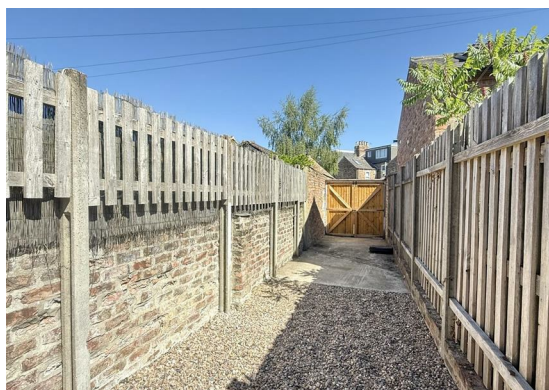
uPVC double glazed window to rear, under stairs storage, column radiator, TV point, power points. Luxury vinyl tiling.

### Kitchen

uPVC double glazed window to side, door to paved courtyard, fitted wall and base units with counter tops, sink with mixer tap, eye level oven, electric hob, column radiator, power points. Luxury vinyl tiling.

### Bedroom

uPVC double glazed bay window to front, period fireplace, column radiator, power points. Carpet.





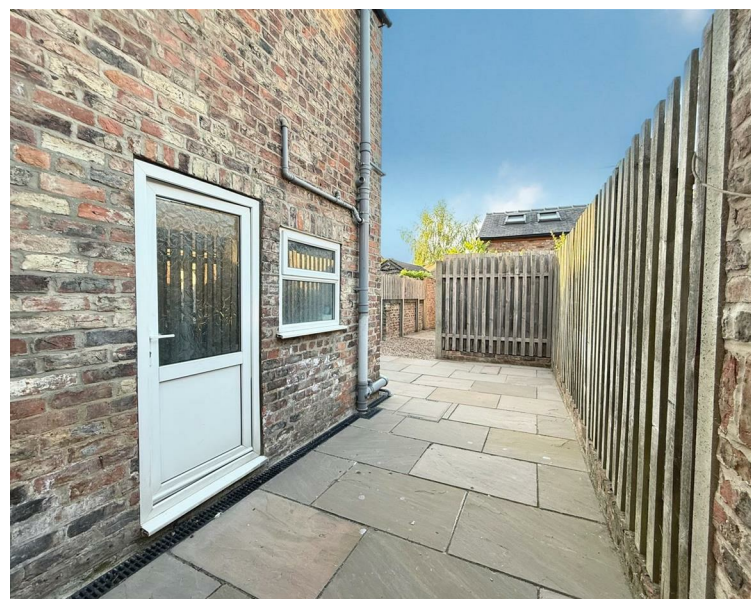


### Bathroom

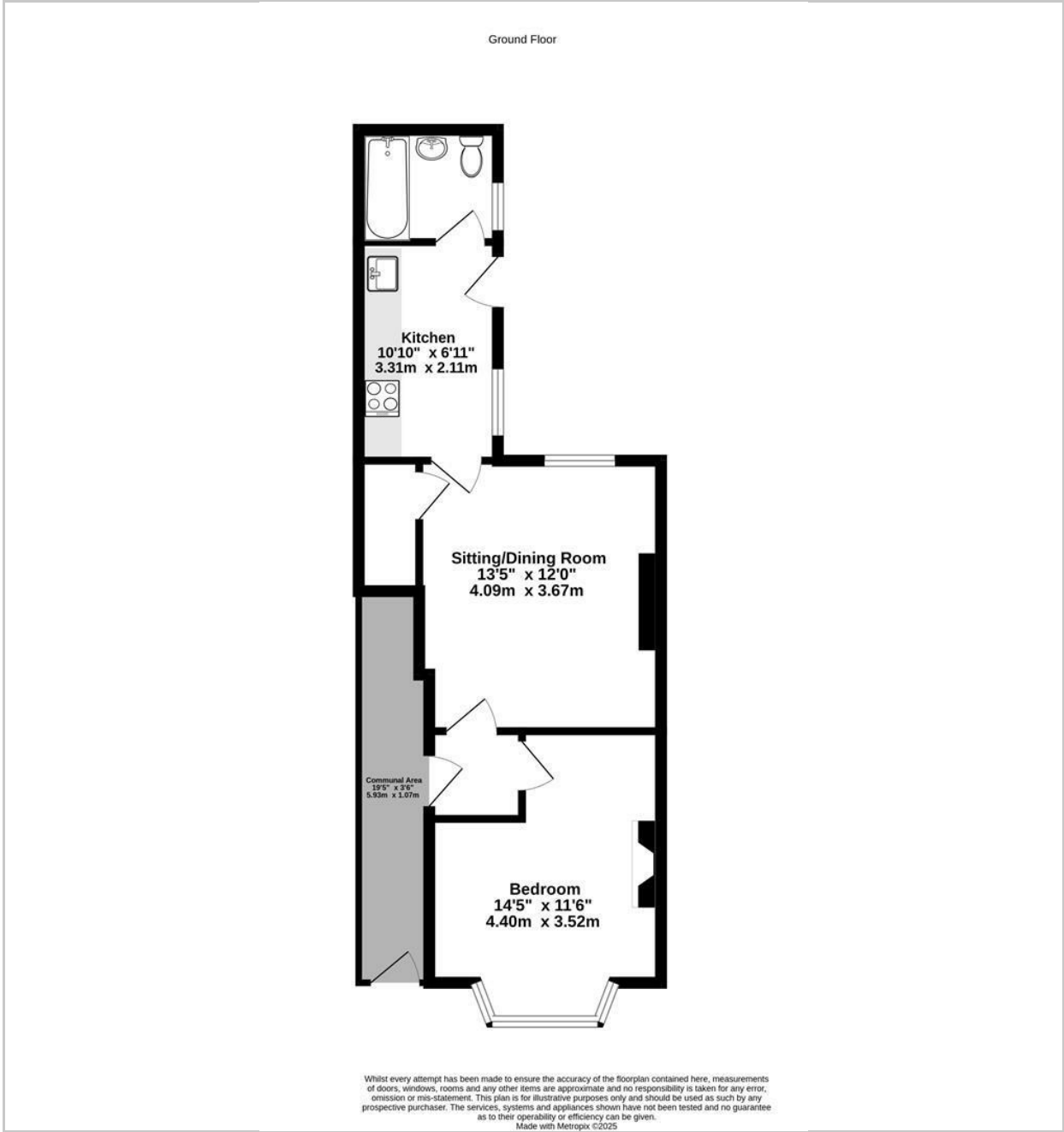
Opaque uPVC double glazed window to side, panelled bath with shower over, low level WC, wash hand basin, wall mounted gas combination boiler, towel rail/radiator, tiled walls, extractor fan. Vinyl flooring.

### Outside

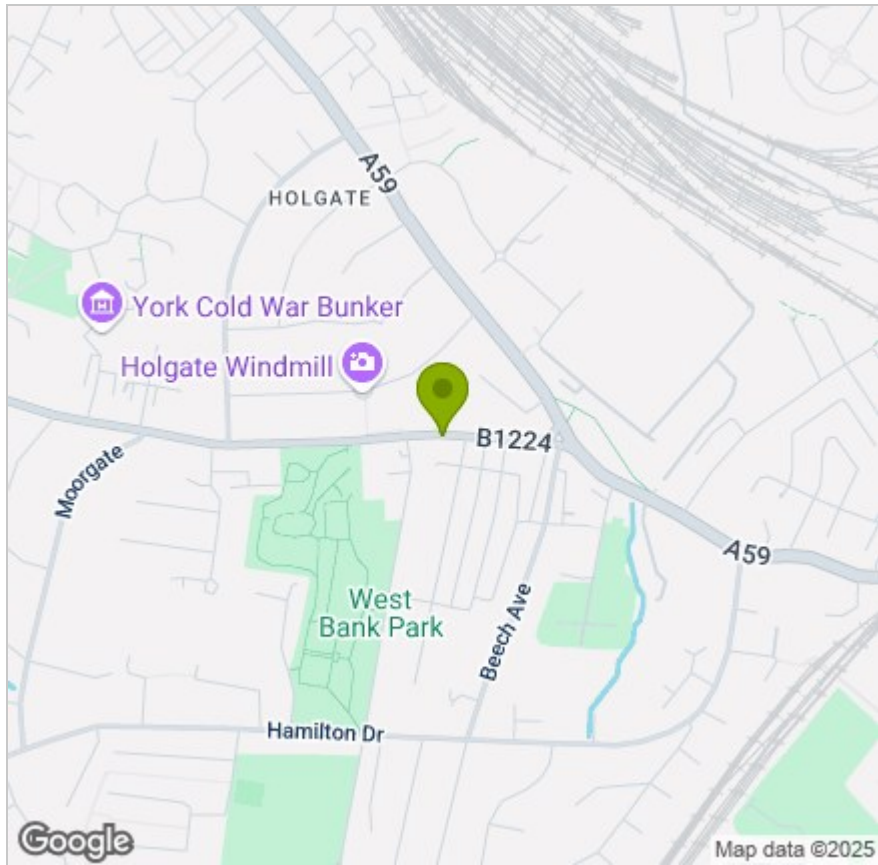
Shared front forecourt. Paved rear courtyard with gravelled and storage area, secure timber gate to alleyway.



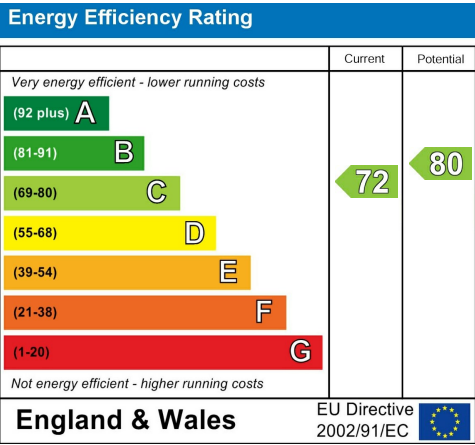
FLOOR PLAN



LOCATION



EPC



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.