

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 room 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 November



















FLOOR PLAN LOCATION Muddy Boots Nursery Acomb (York) 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 @2025 Lounge 12'2" x 11'10" 3.70m x 3.60m **Energy Efficiency Rating** Potential Hallway Very energy efficient - lower running costs **EPC** (92 plus) A 81 (69-80) 70 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, s, windows, crom and any other tiems are approximate and no responsibility is taken for any error, and the purchaser. The services, systems and applicates show have not been setsed and no guarante as to their operability or efficiency can be given. Made with Mercips (2022). (39-54) (21-38) G Not energy efficient - higher running costs

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EU Directive

2002/91/EC

England & Wales