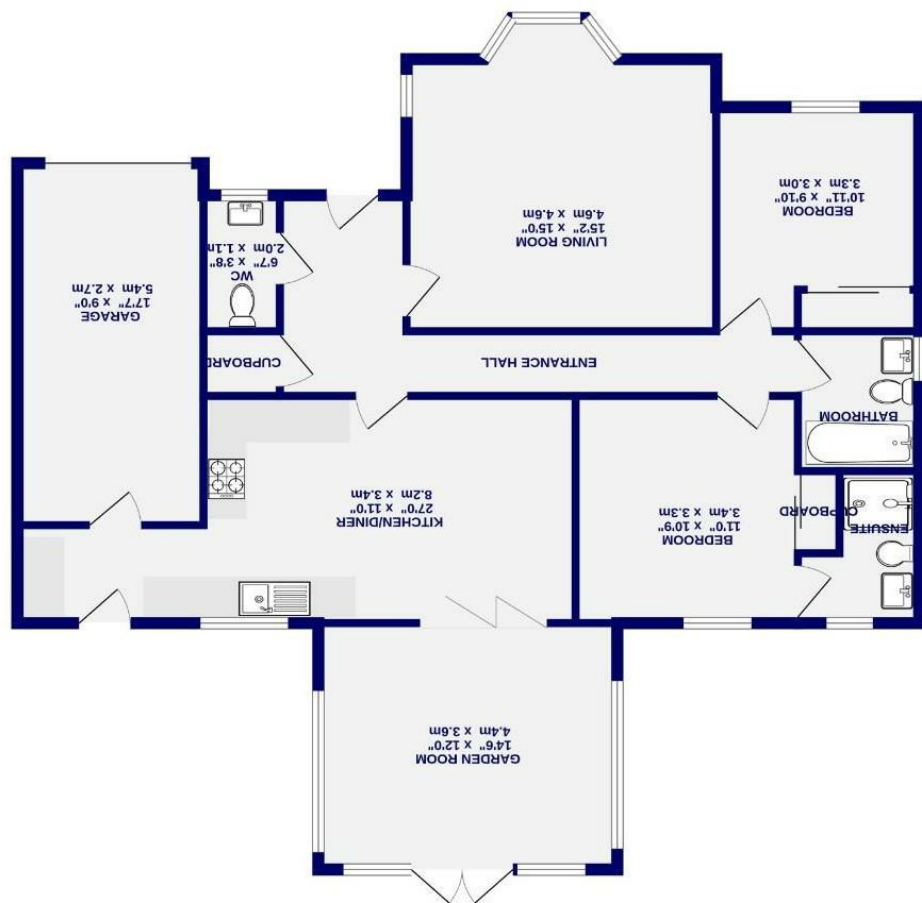


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While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and area, floor areas and approximations, it is included in the plan for guidance only and should not be used as a basis for any purchase or other agreement. It is the responsibility of the purchaser to verify the accuracy of the floorplan and measurements. Measurements are given in metres and feet and inches. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre.



- Excellent EPC Rating of B Council Tax Band E
- Zone Control
- Gas Boiler Central Heating With Time & Temperature
- Easy Access To York City Centre
- Popular Residential Setting
- Well Kept Gardens
- Driveway Parking
- Garden Room
- Family Bathroom & Master Ensuite
- Two Double Bedrooms
- Detached Bungalow

Freehold
Council Tax Band - E

West View Close Acomb, York YO26 6BE



West View Close

Acomb, York

YO26 6BE

£515,000



Ashtons Estate Agent is excited to present Cherry Lodge, which is a delightful, immaculately presented two bedroom detached bungalow nestled on an exclusive development, just off Boroughbridge Road to the West of York. Conveniently placed for access to a variety of local amenities and regular buses to the city centre and Railway station. Swift access to the A64 Ring road and A59 are near by.

Built only 9 years ago, Cherry Lodge comprises of a light, open reception and entrance hall, off which is a separate WC and storage cupboard. The charming and impressive primary reception room is situated to the front of the property. Benefitting from a large bay window to the front with views of the quiet cul-de-sac. This room is often bathed in lovely natural light, encouraging you to relax in the cosy, homely space.

Across the hall is the generously sized, sleek, contemporary kitchen diner which boasts an array of modern wall and base units, paired with granite worktops. The well-equipped kitchen comprises of a double oven, induction hob, large stainless steel sink, dishwasher, fridge freezer and washing machine. Dark floor tiles throughout lead into the bright and airy, garden room via the conveniently placed contemporary bi-folding doors. With individually fitted modern window blinds the versatile conservatory surpasses a regular sized conservatory and looks out to the private, pristine, well manicured garden. Well designed by the current owners, this room can be used as an additional reception room, such as a dining room or separate snug.

The L-shaped hall continues to the two double bedrooms, both of which have mirrored built in storage. The peaceful master bedroom is to the rear of the home and benefits from a stylish ensuite shower room. The second double bedroom is to the front of the property which again is light and airy, flooded with natural light. A good size modern family bathroom and W.C. completes the property with a shower over the fitted bath.

