

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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- EPC - C
- Early Viewing Recommended
- Small, Exclusive Development
- Semi Detached Home
- Garden & Parking
- Conservatory
- Convenient Location
- Beautifully Presented Throughout

Freehold
Council Tax Band - C

Exelby Court Acomb, York YO26 5TG



Exelby Court
Acomb, York
YO26 5TG

£300,000



Located to the west of York is this stunning three bed semi detached home. Ideally positioned for access to the York city centre, train station and ring road for travel further afield, this property benefits from regular commuter links, the varied amenities of Beckfield Lane and is within catchment of a range of schools within the area.

Beautifully presented throughout and further improved by the current owners since its construction in 2009, the property is sure to appeal to a range of discerning purchasers.

The spacious property includes an entrance hall with access into the ground floor w.c, and a lovely reception room with a central fireplace. Beyond is the contemporary kitchen diner which offers plenty of storage through an array of wall and base units, all of which are complimented by solid wood worktops. Whilst some appliances are integrated, there is additional space for further freestanding whitegoods. To complete the ground floor accommodation is a bright and airy conservatory that overlooks the well maintained rear garden.

Upstairs are three well proportioned bedrooms, with the two largest bedrooms benefitting from built in wardrobes. Finally the modern three piece bathroom completes the internal accommodation, The spacious accommodation includes a good sized reception room, fitted kitchen, conservatory and WC to the ground floor with three bedrooms and house bathroom to the first floor.

Outside is a well maintained rear garden that is mainly laid to lawn, but also comprises patio areas and flower beds. Conveniently there is a shed for storage. To the front of the property is driveway parking for multiple vehicles.

Council Tax Band- C

