

roperty on behalf of the vendor

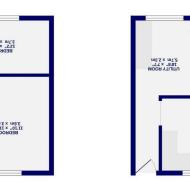
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

- EbC-C
- Garage & Driveway
  - Ideal First Home
- Sought After Residential Area
  - Scope For Extension (STPP)
    - Generous Plot
    - Three Bedrooms
    - End Townhouse

Freehold - B and - B

YOS4 3ER Acomb, York Thoresby Road

A CASE AND A COUNTY OF THE ACT OF



GROUND FLOOR



14'5" × 8'2" 4.4m × 2.5m



## Thoresby Road Acomb, York YO24 3ER

£250,000



3



Located within the popular residential area of Acomb, positioned to the west of York, is this spacious three bedroom end townhouse set on a generous plot. Offering plenty of scope of further development and extension (subject to the relevant planning permissions), this home is expected to be popular on the open market. Thoresby Road is well placed for a range of local amenities including convenience stores, health centre, GP and bus connections to York city centre and train station.

Internally the property offers an entrance hall which leads into a spacious through reception room. With large patio doors leading out to the low maintenance rear garden, this room is often flooded with natural light throughout the day. Next door is the fitted kitchen which offers plenty of storage by way of base units, expansive worktops and integrated appliances. Off the kitchen is the convenient utility space.

Upstairs are three well proportioned bedrooms, with the master bedroom benefitting from built in storage and a generous three piece family bathroom.

Outside, this spacious plot offers a low maintenance garden to the rear, ample driveway parking to the front and side and a single garage for additional parking or storage.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band- B



















