

property on behalf of the vendor.

atstements 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 steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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

- EbC D
- Outbuilding With Jacuzzi
  - Two Reception Rooms

Hill Park

- Rear Garden Back Onto Bachelor
  - Off Street Driveway Parking
  - Four/ Five Bedroom House
    - Extended House

**O** - bne8 xeT lionuo Freehold

YOZ4 3HD Acomb, York Askham Lane

TOTAL FLOOR AREA: 1587 sq.ft. (147.4 sq.m.) approx.





1ST FLOOR .xorqqs (.m.ps 0.4.6) .fl.ps 986



GROUND FLOOR 897 sq.ft. (83.4 sq.m.) approx.

## Askham Lane Acomb, York YO24 3HD

## Offers In The Region Of 44000



4



A four/ five bedroom extended period house on a substantial plot, backing onto Bachelor Hill Park.

Located to the west of York in this ever popular residential location, occupying a prime position on the tree lined Askham Lane, convenient for access to the City Centre, various commuter links and local amenities, is this extended home.

The property has been extended to the side and rear on the ground floor, creating two receptions rooms, a front sitting room with bay window and a rear lounge with feature fireplace and sliding doors onto the conservatory. A separate modern kitchen and generous utility offer the potential for an open plan dining space subject to the necessary works and the original integral garage has been converted to create a ground floor bedroom or storage room. To the first floor are four bedrooms, a family bathroom and the rear double storey extension allows for an ensuite bathroom to the main bedroom.

Externally, to the front is a driveway for off street parking for multiple cars and to the rear is a substantial garden landscaped with Koi pond, rear outbuilding with power/light and a Jacuzzi.

Viewing is highly recommended.

Council Tax Band- D



















