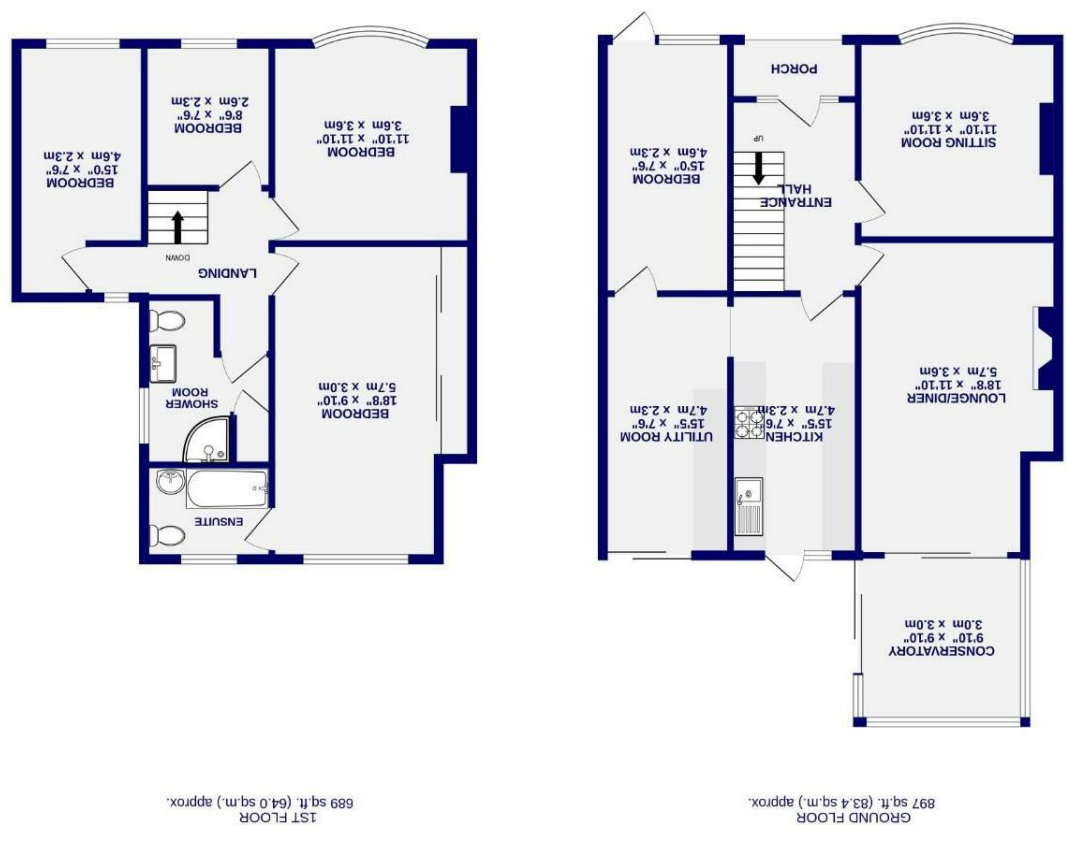


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC D
- Outbuilding With Jacuzzi
- Two Reception Rooms
- Hill Park
- Rear Garden Back Onto Bachelor
- Off Street Driveway Parking
- Four/ Five Bedroom House
- Extended House

Freehold  
Council Tax Band - D  
YO24 3HD  
Askham Lane  
Acomb, York



1ST FLOOR  
689 sq. ft. (64.0 sq. m.) approx.

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

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that prospective buyers should verify the measurements of rooms and other areas and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation. Made with Measure 2024



Askham Lane  
Acomb, York  
YO24 3HD

Offers Over £425,000



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 reception 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

