

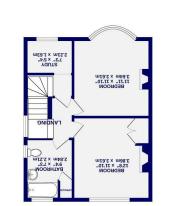
XOS6 ELD Acomb, York Beech Grove

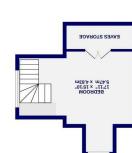
Freehold Council Tax Band - C

- Extended Semi Detached House
- Four Bedrooms
- Open Plan/ Dining/ Kitchen/ Living Space
- West Facing Rear Garden
- Off Street Parking
- Integral Side Store
- EbC D

These particular have been prepared as accurately and as reliably as possible, but should not be relied upon be relied upon a 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 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 fact any services, equipment or factination or the information of the property is in good working order, or that the property is in good structural condition or otherwise. Any are most and structural condition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the interm and as to the correctness of each of the areas mean that they are in good working order, or that the property is in good structural condition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the intermated any services, equipment or factor of precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the time reperty is in good working or der, or that the property or are as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the time and as to the correctness of each of the areas and as the property or and the correctness of each of the areas as a guide only and the rendom and the property or any term and the property or and the property or any term and the property or any term and the property or any term and the property oreas and as the prediction oreas and the propere









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Beech Grove, Acomb, York, YO26 5LD

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£475,000



A four bedroom extended semi detached house offered with NO ONWARD CHAIN, a short walk from Acomb shops.

Located to the west of York, well placed for access to the city centre and just a short walk from a wealth of amenities the local area has to offer. Extended to the rear and loft space this property will offer the potential purchaser significant living space in a sought after location.

The accommodation in brief; an enclosed property leads to the original period entrance hallway, to the front is a living room with a bay window and stripped wooden floors. The rear of the property has been extended to the rear and side in order to create a kitchen/ dining / living space with bi fold rear doors and a shaker wood modern kitchen with range cooker. The original dining space is a now a snug area with a log burning stove. The property also benefits from a separate w.c and integral garage with utility space.

The property has recently been recently refurbished and redecorated throughout including new flooring to the lounge and kitchen area, new contemporary blinds to all rooms, brand new utility units and the addition of a feature wood burner. The electrics have also been upgraded including a new regulation consumer unit.

To the first and second floors are four bedrooms or three double bedrooms and study, as well as a family bathroom which benefits from underfloor heating.

Externally, there is a block paved driveway to the front for at least two cars and a west facing rear garden ideal for afternoon sunshine.

Council Tax Band C.



















