

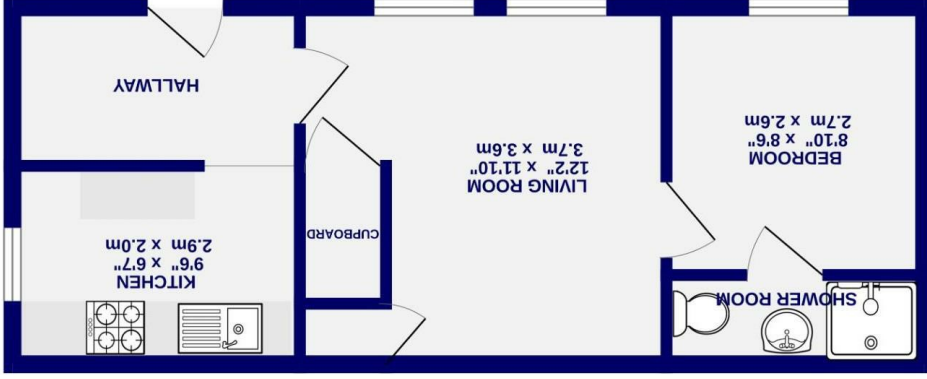
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Green Lane Acomb, York YO24 3DB

Leasehold - Share of Freehold  
Council Tax Band - A

- Ground Floor Apartment
- Recently Updated
- One Double Bedroom & Ensuite
- Stylish Kitchen
- Popular Residential Area
- Bike Storage & Communal Courtyard
- No Onward Chain
- EPC- D

TOTAL FLOOR AREA: 556 sq.ft. (33.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It should be noted that the dimensions shown are for the internal areas and are not intended to be used as a guide for any purpose. The floor area and room area are not intended to be used as a guide for any purpose. The floor area and room area are not intended to be used as a guide for any purpose. The floor area and room area are not intended to be used as a guide for any purpose.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.





Green Lane  
Acomb, York  
YO24 3DB

£165,000



Situated in the sought after Acomb area, just west of York, this ground floor one bedroom apartment has undergone recent modernisation, presenting an inviting opportunity for prospective buyers. Ready to move into, this property offers an ideal option for first-time buyers or investors alike. Positioned on Green Lane, close to Acomb's vibrant high street and its array of local amenities, this property boasts convenience and accessibility.

Benefitting from uPVC double glazing and central heating, the property briefly comprises a spacious entrance vestibule, a kitchen with fitted wall and base units, and a living room featuring a large walk-in storage cupboard and two uPVC windows flooding the space with natural light. Additionally, a generously sized bedroom and an en-suite shower room complete the internal accommodation. A convenient bike and bin store adjacent to the property enhance practicality.

Early viewing of this beautifully presented property is highly recommended to fully appreciate all that is on offer.

Council Tax Band- A

Leasehold-  
974 years remaining.  
Ground Rent- Peppercorn  
Service Charge- £0

