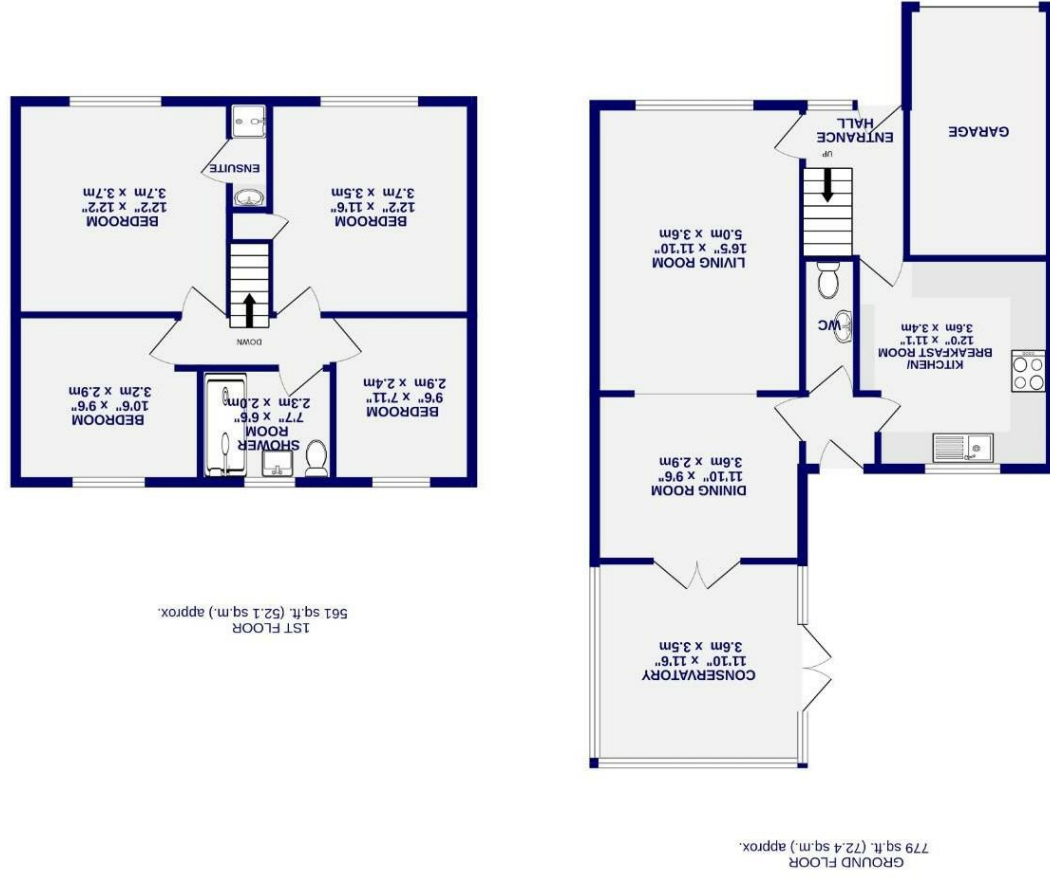


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Detached Family Home
- Four Bedrooms
- Stunning Kitchen
- Three Reception Rooms Including Conservatory
- South Facing Rear Garden
- Garage & Driveway
- Popular Residential Area
- EPC - C

Freehold  
Council Tax Band - E  
YO26 5QL  
Acomb, York  
Lochrin Place



TOTAL FLOOR AREA - 1340 sq. ft. (124.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other items are approximate. If included in the final agreement, all items will be part of the overall floor area and responsibility taken by the vendor. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should view the property and not rely on the floor plan or any other information provided. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should view the property and not rely on the floor plan or any other information provided. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should view the property and not rely on the floor plan or any other information provided.



# Lochrin Place

Acomb, York

YO26 5QL

£475,000



A substantial four bedroom detached family home set in the popular residential area of Acomb and nestled down a quiet cul de sac. Immaculately presented throughout, this property could make a wonderful family home as it offers four double bedrooms, three reception rooms, including a conservatory, and a beautifully presented kitchen.

Acomb is positioned to the west of York and benefits from a variety of local amenities, schools and commuter links to York city centre, whilst also being close to the ring road for quick access to the A64 and A1(M). This property has been a much loved home over the years and is well kept throughout. With the potential for modernisation this makes an exciting opportunity for any growing family.

Internally, a spacious living room set to the front of the property opens onto a rear dining room offering dual aspect allowing natural light to flood the space. To the very rear is a bright and airy conservatory that overlooks the well presented garden which offers privacy due to the trees set back from the property. The ground floor accommodation is completed by the stunning shaker style kitchen all of which is complimented by high quality granite worktops, along with a convenient w.c. Whilst there is a dining room, there is a breakfast bar in the kitchen for more casual dining. To the first floor are four bedrooms, a family bathroom and an en-suite shower room to the main bedroom.

Externally is off street parking for multiple vehicles, a single garage and lovely large south facing rear garden offering an excellent opportunity to extend subject to the necessary permissions.

Council Tax Band- E

