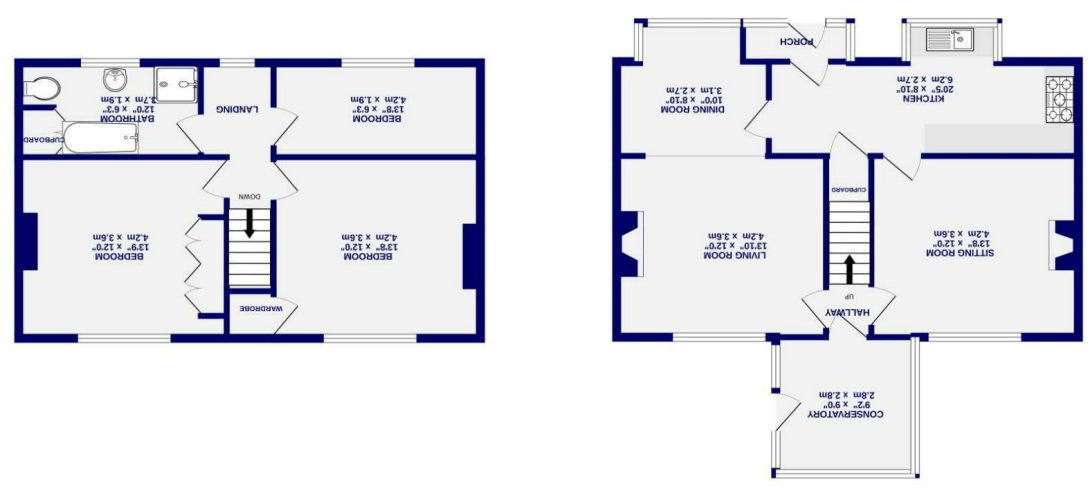


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Askham Lane Acomb, York YO24 3HH

Freehold
Council Tax Band - E

- Detached Period Home
- Two Large Reception Rooms
- Gated Three Car Drive
- Double Fronted
- Good Size Plot
- Superb Location
- EPC - D



GROUND FLOOR (677 sq.ft. (62.9 sq.m.) approx.)
1ST FLOOR (547 sq.ft. (50.8 sq.m.) approx.)

TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.
Which every agent has been made to ensure the accuracy of the floorplan measurements of rooms and other areas are approximately. It is included in the plan the measurements of rooms and other areas and is not intended to be used as a guide only and are not precise. The plan is for information purposes only and should be used 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.



Askham Lane
Acomb, York
YO24 3HH

Offers Over £450,000



Along the picturesque Askham Lane, this enchanting detached cottage, believed to have origins tracing back to the 1700s, captures the essence of rustic elegance.

To the west of York, this residence enjoys the convenience of Acomb's diverse amenities within walking distance. Moreover, seamless commuter links to the city centre, railway station, and beyond further enhance its appeal.

Gracing an expansive plot, this property boasts a private, mature garden enveloping the home, offering tranquillity and privacy. Ample driveway parking, accessed through secure gates, ensures practicality without compromising on charm.

Internally, the accommodation features a welcoming vestibule sets the tone, leading to a country style fitted kitchen adorned with a bay window and underfloor heating, creating a cosy ambiance. The kitchen features tasteful shaker-style cabinetry, complemented by wooden countertops, and a Rangemaster cooker with a patterned tiled splashback adds a touch of sophistication.

Flowing seamlessly from the kitchen is the open-plan dining/living area, defined by an elegant arched beam. The living room exudes warmth with a log burner nestled within an alcove, while a rear-facing window provides serene views of the garden. An additional reception room and a sunroom/study, both equipped with underfloor heating and a radiator, completes the ground floor, offering versatile spaces for relaxation or productivity.

Ascending to the first floor reveals three generously proportioned bedrooms, with the master bedroom boasting fitted wardrobes for added convenience. A well-appointed four-piece bathroom suite ensures comfort and functionality for residents. Externally, the property continues to impress, with a spacious rear garden offering a blend of lawn, patio, and flower bed areas, ideal for outdoor leisure and entertaining.

In summary, this delightful cottage presents a rare opportunity to embrace historical charm alongside modern comforts.

Council Tax Band- E

