atstements 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 siess, 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 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

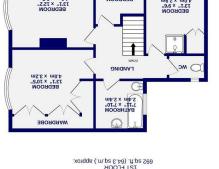
- EbC-D
- No Onward Chain
- Potential To Extend (STPP)
- · Garage & Driveway
- Gardens Across Three Aspects
- Bathroom & Ground Floor W.C.
  - - Four Bedrooms
    - Semi Detached Home

Q - bne8 xeT lionuo Freehold

YOS6 5PQ Acomb, York

Mewlands Drive





**Ashtons** 

## Newlands Drive Acomb, York YO26 5PQ

## Offers Over £400,000



4



Located within the popular residential area of Acomb, is this wonderful semi detached home. A much loved family home for many years, this property offer plenty of accommodation throughout and is set on a most generous plot, making it ideal for extending (subject to the relevant planning permissions).

Newlands Drive is located just off Beckfield Lane and benefits from a range of local amenities, commuter links to York city centre and the train station. The property is within the school catchment area for Manor Church of England Academy.

The internal accommodation briefly comprises an entrance hall, two large reception rooms and an extended kitchen diner. There is also a ground floor w.c, utility room and pantry.

On the first floor are four well proportioned bedrooms, a three piece bathroom and a separate w.c.

Externally, the gardens are across three aspects, which comprise of lawn and a patio area. There is a brick and uPVC greenhouse that has been added to the property, and a standalone garden room. An extended detached garage with a remote-control electric shutter door is also present, which has plenty of additional space for storage, and a driveway to provide further off-road parking.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- D



















