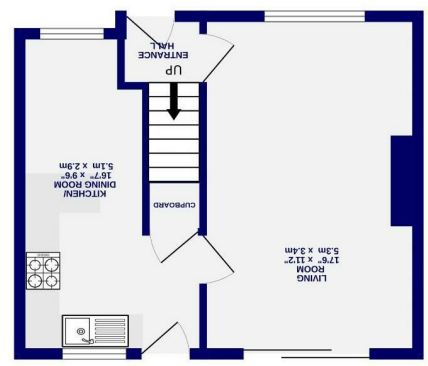


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

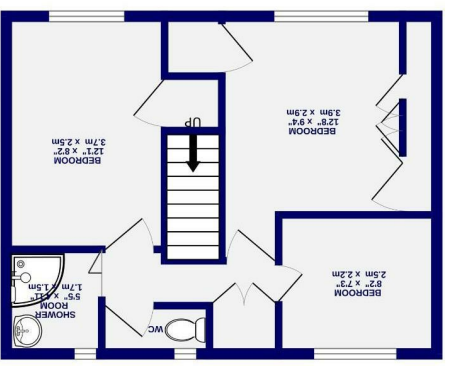
Green Lane  
Acomb, York  
YO24 4PS

Freehold  
Council Tax Band - B

- Mid Terrace House
- Well Presented & Maintained
- Modern Gas Central Heating
- Detached Garage
- Sought After Location
- South Facing Rear Garden
- EPC - C



GROUND FLOOR (32.6 sq.m.) approx.



1ST FLOOR (36.3 sq.m.) approx.

TOTAL FLOOR AREA: 742 sq. ft. (68.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and to responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix 02024





Green Lane  
Acomb, York  
YO24 4PS

£280,000



Situated to the west of York, this charming three-bedroom mid-terrace house offers an excellent opportunity for modernization. Featuring a detached garage to the rear and a modern boiler, this property presents an ideal canvas as it requires only cosmetic updating.

Immaculately presented, the home boasts a kitchen/diner and generously sized bedrooms. The internal layout comprises an entrance hall leading to a living room dual aspect with front and rear windows and a dining kitchen. Upstairs, three bedrooms and a modern house bathroom with walk in shower provide comfortable accommodation.

Externally, the property features front garden with the potential to become a driveway subject to the necessary permissions and a south facing rear garden with a detached garage.

Council Tax Band- B

