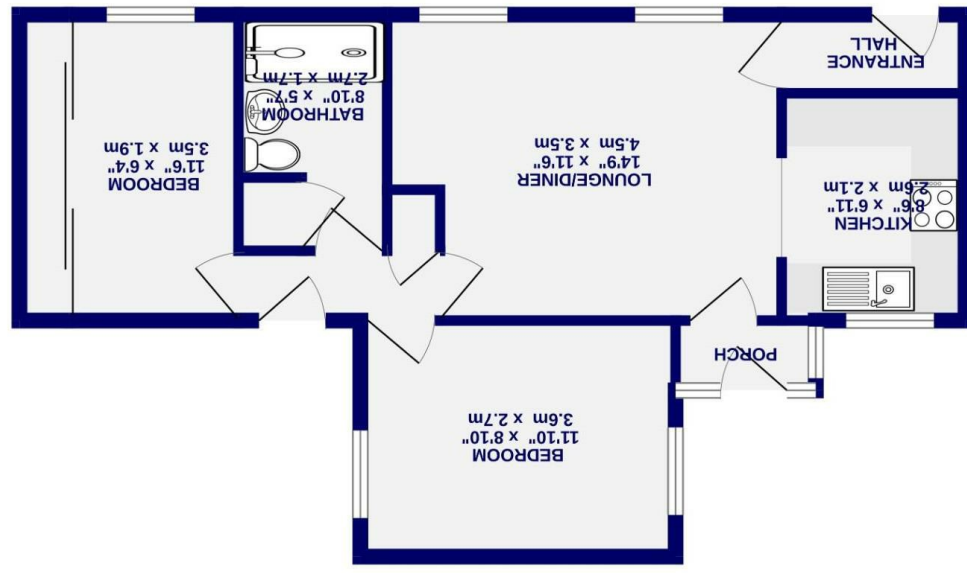


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Bungalow
- Period Style
- Over 55's Development
- On Front Street Acomb
- Two Bedrooms
- Private Courtyard Garden
- EPC - F

Leasehold
Council Tax Band - B

44, Front Street Acomb, York YO24 3BX



TOTAL FLOOR AREA: 525 sq. ft. (48.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas and requirements, it is included in the contract and the purchaser will bear the cost of any alterations. The purchaser should be satisfied with the accuracy of the measurements and the area of the property. The purchaser should be satisfied with the accuracy of the measurements and the area of the property. The purchaser should be satisfied with the accuracy of the measurements and the area of the property.

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



44, Front Street
Acomb, York
YO24 3BX

£200,000



A two bedroom cottage style bungalow in this highly sought after over 55's development which is located just off Acomb's Front Street, just a few minutes walk to a range of varied amenities and on a bus route to York city centre.

Well maintained and offered vacant possession the property briefly comprises: entrance hall, rear porch, lounge and a modern fitted kitchen. There are also two double bedrooms one of which has fitted wardrobes and a modern bathroom with walk in shower.

Externally the property has a well maintained private courtyard garden and ample off street parking.

This popular development has a communal lounge, laundry room and there is a part time warden based on site.

Viewing is highly recommended.

Leasehold
Length of lease - 125 years starting October 1987 ending October 2112
Ground rent £123pa
Ground rent review period - tbc
Service charge £3,165.00 pa
Service charge review period - tbc
Council Tax Band C

