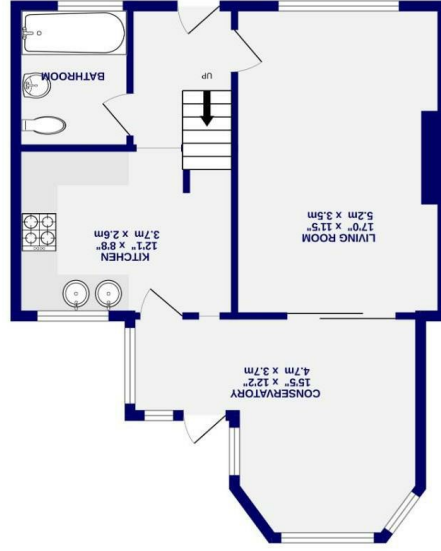


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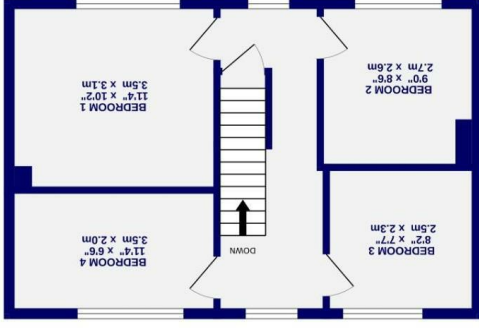
# Ouseburn Avenue Acomb, York YO26 5NN

Freehold  
Council Tax Band - B

- Townhouse
- Four bedrooms
- Fitted kitchen
- Bright & Airy Conservatory
- Off Street Parking
- Sought After Area
- Generous Rear Garden With Storage
- EPC- D



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.

TOTAL FLOOR AREA: 969 sq. ft. (90.0 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the gardeners will form part of the overall floor area and no responsibility is taken for any discrepancy or mis-statement. The 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.  
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# Ouseburn Avenue

Acomb, York

YO26 5NN

£285,000



Located in the popular residential area of Acomb, with easy access to the amenities on Boroughbridge Road and Beckfield Lane, is this substantial four bedroom townhouse. Offering driveway parking to the front and a generous garden to the rear, this property could make a wonderful first or family home.

Internally the property offers an entrance hall with the large reception room off to the left. Generous in size, this space is versatile and offers enough space for a seating and dining area. Across the hall is the kitchen which offers an array of wall and base units, plenty of worktop space, some integrated appliances and space for additional freestanding whitegoods. To complete the ground floor is the three piece bathroom and the bright and airy conservatory that overlooks the larger than average rear garden.

On the first floor are four well proportioned bedrooms and a generous landing.

Externally, there is driveway parking to the front of the property, and a lovely and well maintained garden to the rear. Mainly lawn, the garden also offers some patio space as well as mature flower beds, all enclosed with fence boundaries. Conveniently there is a large outbuilding for storage.

In summary a wonderful home, within a sought after residential area, viewing is highly recommended.

Council Tax Band- B

