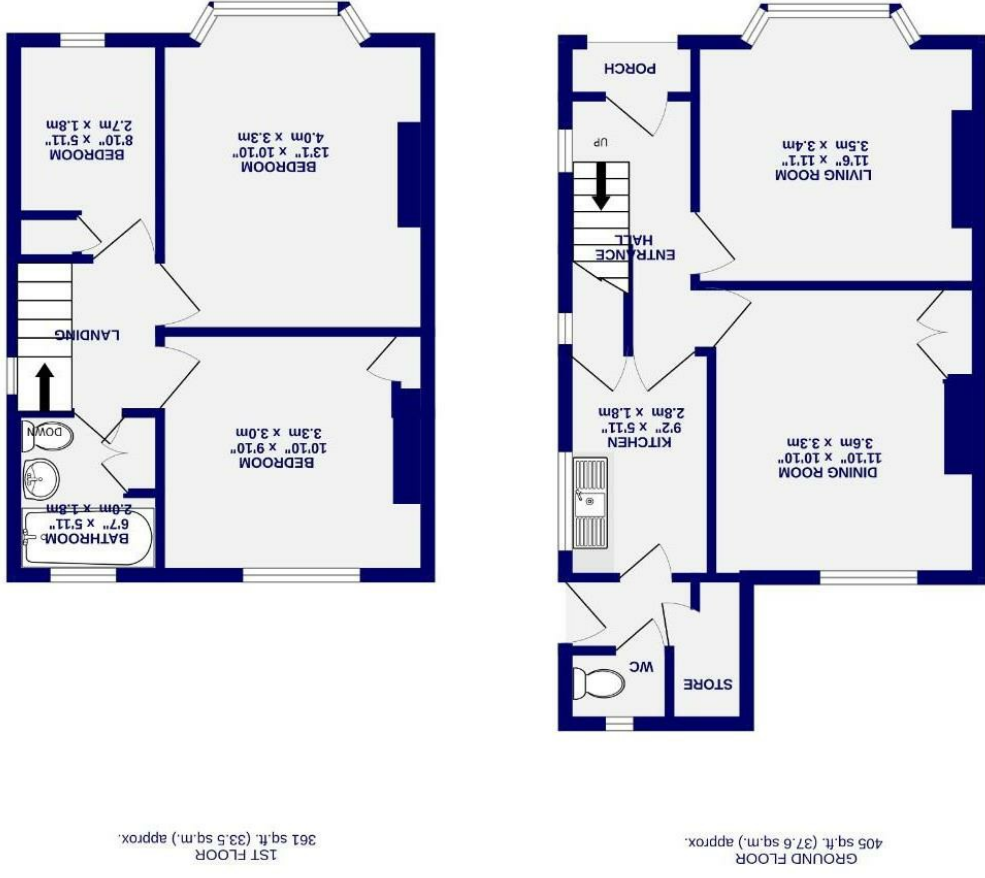


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - F
 - No Onward Chain
 - Driveway Parking
 - Popular Residential Area (STPP)
 - Ideal Development Opportunity
 - Substantial Plot
 - Three Bedrooms
 - Semi Detached Home
- Freehold
Council Tax Band - C

Malvern Avenue Acomb, York YO26 5SG



Malvern Avenue
Acomb, York
YO26 5SG

£340,000

 3  1

Located to the west of York, and positioned on the popular tree lined avenue of Malvern Avenue, is this three bedroom semi detached home set on an tremendous plot. Offering huge potential for further renovation and development (subject to the relevant planning permissions), this excellent property is sure to be popular among a variety of buyers.

Malvern Avenue is located within the popular residential area of Acomb and is ideally placed for quick access to York city centre and train station by foot, car or bus. Surrounded by a wealth of local amenities including shops, eateries, GP's and schools, this property has the potential to be a wonderful family home.

Found with most original features, including windows, doors and flooring, the internal accommodation comprises a generous entrance hall. Off the hall are two separate reception rooms with the front room enjoying a large bay window. The large window to the rear of the second reception room looks out to the patio and significant rear garden. Next door is a kitchen with wall and base units, along with original quarry tile flooring. Finally, the ground floor is completed by a storage cupboard and w.c.

Upstairs are three well proportioned bedrooms, with the rear bedroom offering built in storage. The internal accommodation is completed by the bathroom with further built in storage.

Impressive in size, this property offers a superb plot with a patio area to the rear of the property, and a significant lawned garden set beyond with a path leading down to the very end. Set back from the property is a freestanding storage unit, with further space in front of that for additional parking or outdoor seating. A substantial property located in a sought after residential area, viewing is highly recommended. Offered with no onward chain.

Council Tax Band: C

