

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.

Albion Avenue Acomb, York YO26 5QZ

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Open Plan Reception Space
- Utility Room / Ground Floor W.C
- Generous West Facing Garden
- Driveway Parking
- Home Office
- EPC - D

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and to report to the agent in writing. The agent is not responsible for any errors or omissions. The agent is not a surveyor and does not provide any guarantee as to the accuracy of the figures. Measurements 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.



Albion Avenue
Acomb, York
YO26 5QZ

£350,000

3 2

Positioned in the popular residential area of Acomb, and just off Beckfield Lane, is this beautifully presented three bedroom semi detached home. Set in a generous plot with a wonderful rear garden, this property offers the potential for further development and extension (subject to the relevant planning permissions). Albion Avenue is placed just off Beckfield Lane and is within walking distance of a variety of local amenities, bus connections to York city centre, the ring road and Manor Church of England Academy.

Internally the property offers an entrance porch which opens into the bright and airy living / dining room. Benefiting from windows on multiple aspects, this room is flooded with natural light throughout the day and is large enough for both a dining and living area. The internal hall provides access into the contemporary kitchen which offers an array of shaker style wall and base units allowing for plenty of storage and worktop space. The ground floor is completed by a deep storage cupboard and a convenient utility room/w.c.

On the first floor are three well proportioned bedrooms, and spacious landing and a stunning house bathroom.

Set on a wonderful plot, this property offers a larger than average south west facing rear garden that offers lawn, patio and mature flower bed areas. Perfect for those that work from home, there is a generous studio within the garden with large patio doors looking out to the lawn. Insulated and with power, this space could be a wonderful home office. Set to the end of the garden is another summer house and a large spacious concrete storage unit. Ample driveway parking can be found at the front of the property.

In summary a wonderful family home located in a popular residential area, early viewing is highly recommended.

Council Tax Band: C

