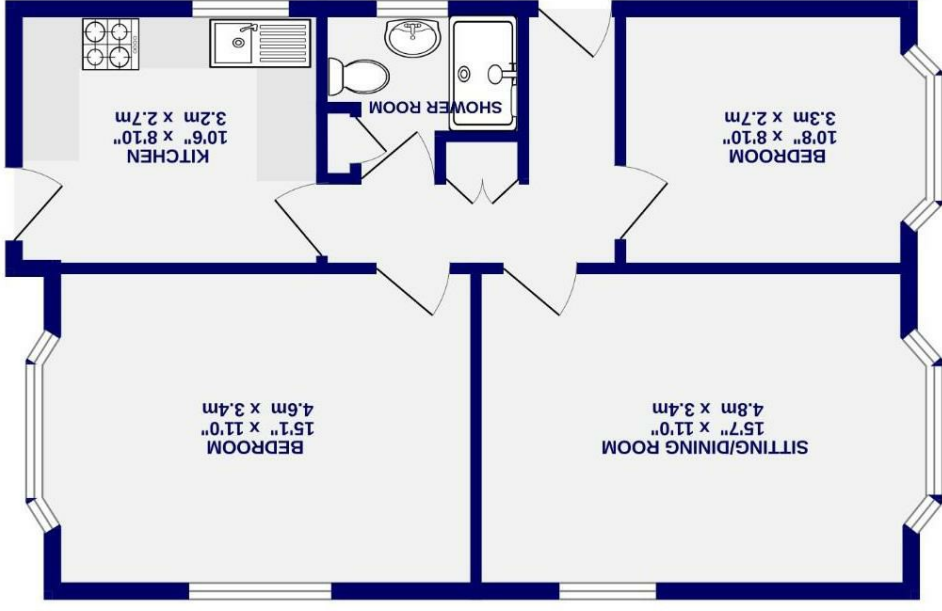


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Freehold
- Council Tax Band - C
- Detached Bungalow
- Two Double Bedrooms
- Generous Plot
- South Facing Rear Garden
- Driveway Parking
- Great Potential For Extension
- EPC D

# Danebury Crescent Acomb, York YO26 5EH



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.

TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.  
 Measurements taken from the centre of the walls.  
 The area is for guidance purposes only and should be used as a guide only.  
 The services, systems and appliances shown have not been tested and no guarantee is given.  
 As to their operation or efficiency can be given.  
 Make with Ashtons 0223



# Danebury Crescent

Acomb, York

YO26 5EH

Offers Over £300,000



A detached bungalow with a very large plot, driveway and offering great potential. The property is ideal for modernisation and extension subject to the necessary permissions and therefore is likely to appeal to a range of purchasers.

Located on the popular cul de sac of Danebury Crescent, with a range of local amenities within a short walk of Acomb high street, this west of York location also provides easy access to the A64 and A59 for commuting to both Leeds and Harrogate.

The accommodation offers a central hallway, two double bedrooms, a lounge and a kitchen breakfast room overlooking the rear garden. The property has been well maintained by the current owners and is available with no onward chain.

Externally the property has a lawned front and side garden with driveway leading to the side shed. The rear garden is largely laid to lawn with patio seating area, a greenhouse and three ornamental circular brick built plant beds.

Council Tax Band C.

