





Wains Road  
Acomb, York  
YO24 2UB

£260,000



This spacious semi detached home is set to the West of York and offers good access to the city centre and varied transport links via Tadcaster Road as well as many varied local amenities. Enjoying a large plot, this property offers great potential for further development, subject to the relevant planning permissions.

Well maintained throughout, the accommodation includes two reception rooms and contemporary fitted kitchen to the ground floor. There are two double bedrooms and the house bathroom to the first floor.

Set on a good sized plot, the property also boasts generous gardens with a private aspect to the rear, an outbuilding and ample driveway parking.

A lovely home, sure to appeal to a range of potential purchasers. Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - B





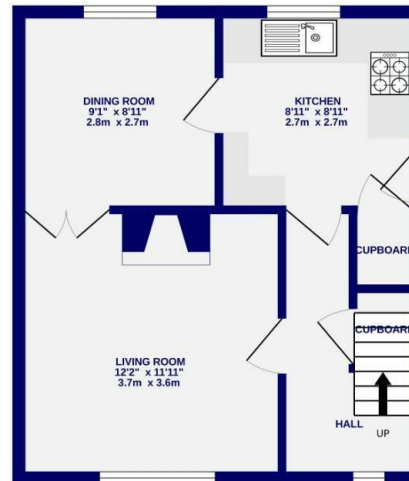


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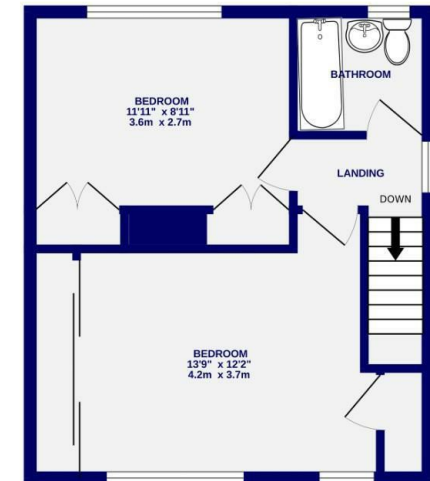
Freehold  
Council Tax Band - B

- Semi Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Generous Garden To Rear
- Potential For Extension (STPP)
- Popular Residential Area
- Offered No Onward Chain
- EPC - D

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This 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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