



Marston Avenue
Acomb, York
YO26 5DG

Offers Over £220,000



This beautifully presented two-bedroom, semi-detached period house has been lovingly modernised by the current owners.

Situated in Acomb, to the west of York, the property is ideally located for easy access to the city centre, Acomb's range of local amenities, and commuter routes to Leeds via the A64, as well as nearby motorway connections. Scenic cycle routes also provide a convenient link into central York.

The interior offers a welcoming entrance hall, leading to a bright and spacious lounge/diner, with two large windows that flood the room with natural light. The stylish, white Shaker-style kitchen features granite effect worktops, creating a bright and functional cooking space with plenty of storage.

Upstairs, there are two generously sized double bedrooms, both with ample storage, and a well-appointed family bathroom.

Outside, the property benefits from front and rear lawns, practical storage rooms for bikes and other equipment, and on-street parking.

Council Tax Band- A



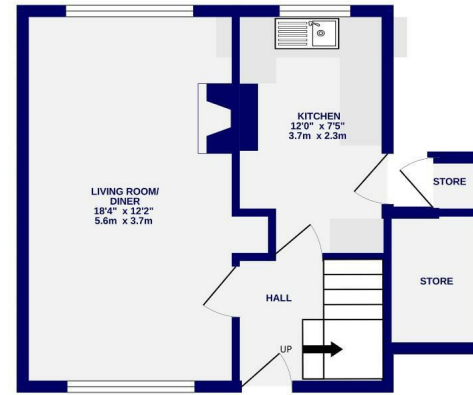


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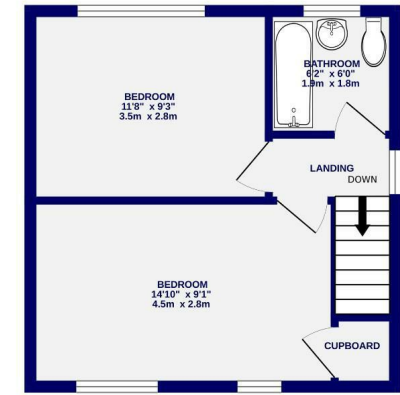
Freehold
Council Tax Band - A

- Semi Detached Home
- Two Double Bedrooms
- Lounge/Diner
- Useful Store Room
- Gardens Front & Rear
- Modernised By Current Owners
- EPC D

GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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