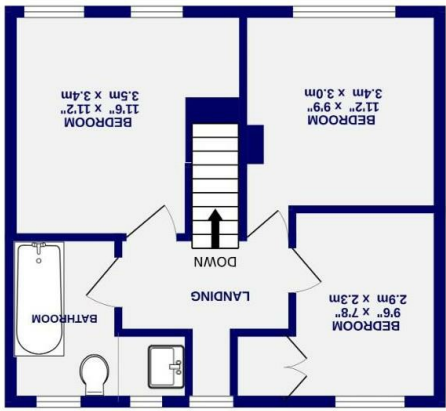
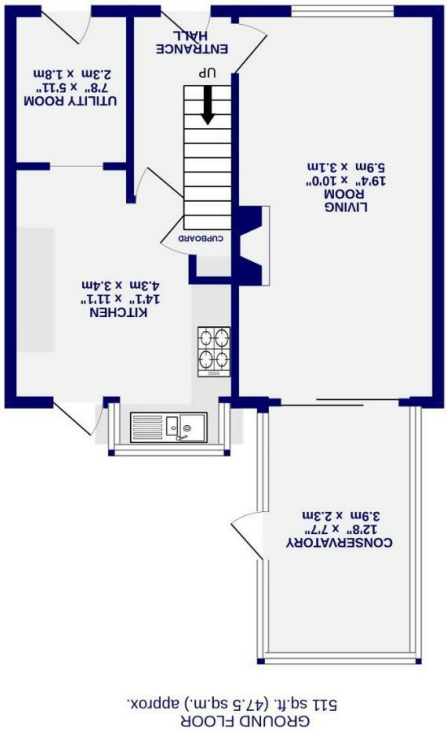


Grange Lane Acomb, York YO26 5DR

Freehold
Council Tax Band - B

- Mid Terrace
- Three Bedroom Family Home
- Bright Livingroom
- Conservatory
- Fitted Kitchen
- Utility/Boot Room
- Tastfully Decorated
- Well Maintained
- Driveway
- EPC D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised to take the measurements with your own eyes. This plan is for illustrative 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. Measurements are approximate. It is advised to take the measurements with your own eyes. This plan is for illustrative 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.

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 areas, measurements, floor plans or distances referred to. 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.

Grange Lane
Acomb, York
YO26 5DR

Offers In The Region Of
£270 000

 3  1

Ashtons Estate Agents are pleased to offer this charming three-bedroom mid-terrace home, tucked away on Grange Lane in Acomb. This lovely property is just a short stroll from a range of local amenities, including supermarkets, pubs, cafes, and shops along Front Street. With excellent transport links, and easy access to the outer ring road and the A64.

This immaculately presented and tastefully decorated home is ready to move into. Upon entering, you are welcomed into a bright and airy entrance hall, leading into a stylish living room, a perfect space to relax and unwind. The rear conservatory adds to the charm of the home, flooding the rooms with natural light and creating a warm, inviting atmosphere.

The generously sized kitchen, located just off the entrance hall, is bathed in light from a large window. Offering a range of sleek wall and base units, the kitchen provides ample storage and workspace. A handy utility/boot room completes the ground floor, providing additional storage and practicality.

Upstairs, you'll find two spacious double bedrooms, both offering lovely views of the green and tree-lined streets. A third, generous-sized bedroom to the rear of the property currently serves as an office but would also make a perfect nursery or single bedroom. This room also features built-in wardrobes for added storage.

Externally, the property benefits from a well-maintained garden with a laid lawn and a patio area, ideal for outdoor entertaining during the warmer months. The front of the property offers off-street parking with a driveway for added convenience.

With its thoughtful design, tasteful decor, and desirable location, a viewing is highly recommended to fully appreciate this beautiful home.

Council Tax Band- B

