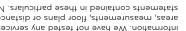
TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx

12'7" × 11'7" 3.8m × 3.5m







property on behalf of the vendor.

atstements 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 steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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

12'10" x 10'4" 3.9m x 3.2m

ENTRANCE HALL

3.5m x 2.2m KITCHEN

- EPC TBA
- No Onward Chain
- Popular Residential Area
- - Driveway & Carage
  - · South Facing Garden

  - Conservatory Extension
    - - Three Bedrooms
  - Semi Detached House

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Freehold

Knapton Lane, Acomb, York, YO26 5PU

**Snoths** 

## Knapton Lane Acomb, York YO26 5PU

£375,000





Situated on a picturesque tree-lined lane to the west of York, this traditional semi-detached home presents an exciting opportunity for further development and extension (subject to the necessary planning permissions). With three well-proportioned bedrooms, a conservatory extension, and a generous south-facing rear garden, this charming home is sure to attract a variety of buyers especially as it is offered with no onward chain.

Upon entering, you are welcomed by a bright and airy entrance hall leading into the front reception room. Featuring a large bay window overlooking the attractive lane, this space is bathed in natural light throughout the day. To the rear, the spacious living-dining room extends into the conservatory, which offers stunning views of the mature and expansive rear garden. The fitted kitchen, adjacent to the dining area, provides ample storage with a range of wall and base units.

Upstairs, three well-proportioned bedrooms include two doubles, both benefiting from built-in storage. The first floor is completed by a family bathroom and a separate

Externally, the property boasts a spacious driveway leading to a detached garage. The beautifully maintained southfacing rear garden offers excellent potential for landscaping or the addition of a purpose-built home office.

This is a fantastic opportunity to secure a home in a sought-after location. With no onward chain, early viewing is highly recommended.

Council Tax Band- C



















