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property on behalf of the vendor.

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 property or that the property is in good structural condition or otherwise. Any areasurements, 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

- EPC TBC
- No Onward Chain
 - Ideal Location
- Driveway Parking
- West Facing Private Garden
 - First Floor Bathroom
 - Three Bedrooms
 - Mid Townhouse

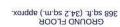
Freehold - Band - B

Lowfields Drive Acomb, York YO24 3DQ

TIAING BOOM
TIABLE X TITOL
THENDINER
KITCHENIDINER
STORE

1ST FLOOR 390 sq.ft. (36.2 sq.m.) approx.

BEDROOM 3.7m x 3.1m 3.7m x 3.1m





Lowfields Drive Acomb, York YO24 3DQ

Offers Over £250,000





Situated in the sought-after residential area of Acomb, to the west of York, this beautifully maintained threebedroom townhouse offers an ideal opportunity for firsttime buyers or growing families. Lovingly updated and cared for by the current owner, the property boasts modern interiors, driveway parking, and a private westfacing garden. Located on Lowfields Drive, it's just a short stroll from the wide range of amenities available on Acomb Front Street, including a Morrisons supermarket, a variety of eateries, GP surgeries, and regular bus links to York city centre.

The ground floor accommodation begins with an entrance hall leading into a bright and welcoming reception room at the front of the property. This space features a charming fireplace that adds warmth and character, along with useful built-in storage. To the rear, the well-appointed $% \left(x_{1},x_{2}\right) =x_{1}^{2}$ kitchen diner includes a selection of wall and base units offering ample storage and workspace. A generous brickbuilt outbuilding, currently used for storage, provides potential for conversion into a utility room or workshop.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom, located at the rear, benefits from built-in wardrobes with shelving and hanging space. The remaining two bedrooms are versatile in use, ideal for children, guests, or as a home office or nursery.

Set on a generous plot, the property features a spacious rear garden with patio, gravel, lawned areas bordered by mature planting and a greenhouse and wooden shed. The garden also offers potential for a rear extension (subject to the necessary planning permissions). To the front, there is ample off-street parking for multiple vehicles.

With its generous layout, excellent condition, and convenient location, this home is sure to attract strong interest. Offered with no onward chain – early viewing is highly recommended.

Council Tax Band- B



















