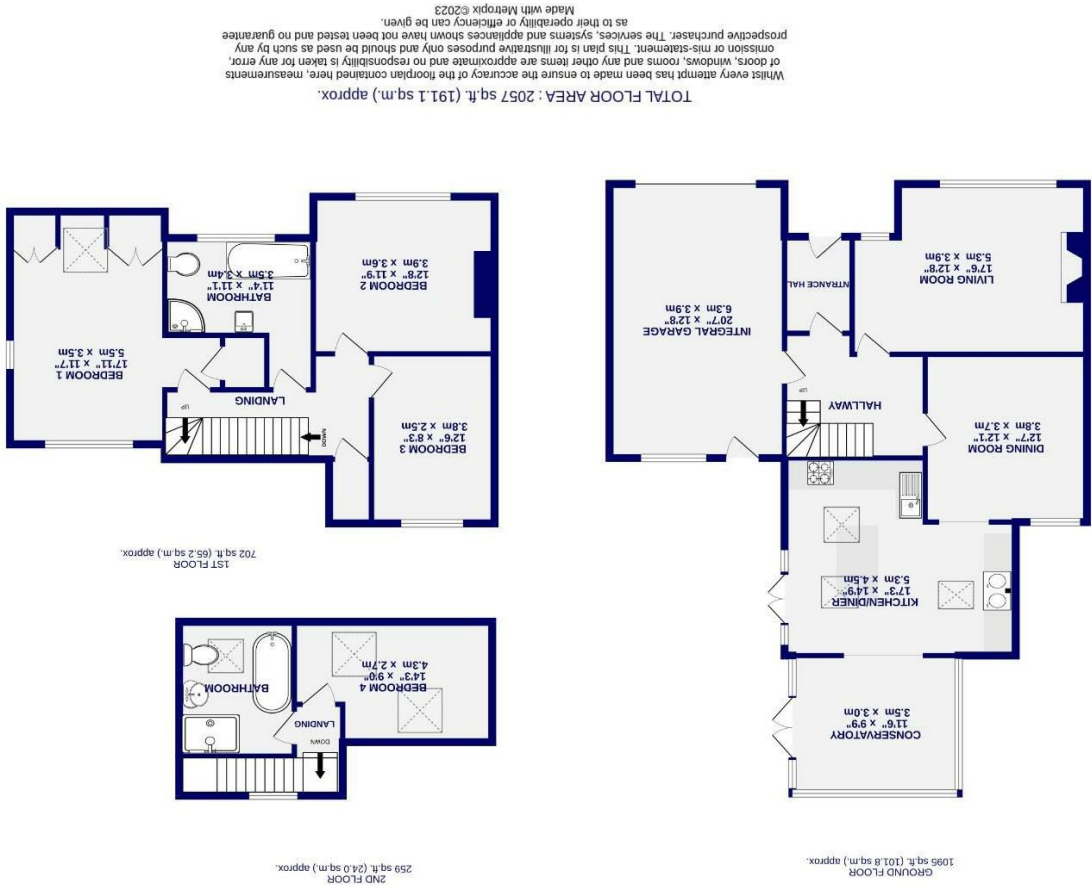


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 areas, measurements, 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 property on behalf of the vendor.

- EPC D
- Three Reception Rooms
- Four Double Bedrooms
- Driveway Parking and Integral Garage
- and Aga
- Modern Kitchen with Central Island
- than most properties in the area.
- Over 2000 sq ft and much larger
- Extended Semi Detached House

Freehold
Council Tax Band - D

Moorgate Acomb, York YO24 4HP



Moorgate
Acomb, York
YO24 4HP

£700,000

4 2

A beautifully extended period four bedroom semi detached house with a sizeable rear garden, off street parking and an integral garage in one of York's most desirable addresses.

Moorgate is within walking distance of York city centre and the Railway Station as well as being well placed for excellent commuter links and a range of local amenities that Acomb has to offer, this property is sure to appeal to a wide range of buyers.

This impressive semi detached family home, briefly comprises; a warm and welcoming entrance front hallway leads to the central hallway with a wood panelled staircase, lounge with a feature fireplace and period features. To the rear is a seperate dining space with a full length window looking onto the rear garden. To the rear is a modern chic breakfast kitchen with a central island and a gas Aga range leading to the rear conservatory with both rooms offering french doors onto the garden.

To the first floor there is a spacious landing with storage, three generous sized double bedrooms and a four piece family bathroom. This property has been extended over the garage and also into the loft to create a fourth bedroom and second bathroom.

Externally to the front of the property, there is a small garden and driveway which provides off street parking and gives access to the attached garage. To the rear, the garden is well established with planted tree, shrub and flower borders and lawned area all enclosed by fence, hedge and wall boundaries.

This truly is a fantastic property in a great location.

Council Tax Band D

