

- ## Freehold Council Tax Band - A

964 sq. ft. (87 sq.m.) approx.

GROUND FLOOR

Garage
Living Room 14'6" x 17'1"
Kitchen 8'7" x 13'6"
Dining Room 8'6" x 13'6"
Bedroom 12'6" x 17'0"
Bedroom 12'6" x 17'0"
Bathroom 5'8" x 7'6"
Closet 5'0" x 7'0"
Staircase (UP/DOWN)
Front Porch 10'0" x 10'0"

157 FLOOR

743 sq. ft. (68 sq.m.) approx.

Living Room 12'9" x 15'9"
Kitchen 8'9" x 12'9"
Dining Room 8'9" x 12'9"
Bedroom 12'9" x 15'9"
Bedroom 12'9" x 15'9"
Bathroom 5'9" x 7'9"
Closet 5'0" x 7'0"
Staircase (UP/DOWN)
Front Porch 10'0" x 10'0"

2ND FLOOR

221 sq. ft. (20 sq.m.) approx.

Bedroom 12'9" x 15'9"
Bathroom 5'9" x 7'9"
Closet 5'0" x 7'0"
Staircase (UP/DOWN)
Front Porch 10'0" x 10'0"

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is included in this plan for the purpose of providing a general overview and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used by any prospective tenant. The service, systems and appliances shown have not been tested and no guarantee as to their operation.

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TOTAL FLOOR AREA: 1906 sq.ft. (177.1 sq.m.) approx.



Tennent Road
Acomb, York
YO24 3HF

£375,000

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Located in the popular residential area of Acomb, just a short walk from the varied amenities of Front Street and York Road, is this substantial and extended semi detached home. With generous living space throughout and situated close to well regarded schools, the property offers an excellent opportunity for a growing family. Ready to move into and offered with no onward chain, early viewing is highly recommended.

Internally, the property opens into a wide entrance hall, leading to a bright and spacious through reception room on the right. Featuring a large bay window to the front and an extended conservatory to the rear, this dual aspect space is filled with natural light throughout the day. Across the hall offers a space ideal for a kitchen diner, fitted with a range of wall and base units, offering ample storage and worktop space. Adjoining, the current owners use further space as a large utility room, which provides access to a ground floor WC.

On the first floor are four well proportioned double rooms, a spacious landing with room for additional furniture, and two bathroom spaces. The top floor offers even further accommodation, ideal as a home office, playroom or guest space, with access to useful loft storage.

Externally, the property boasts a large rear garden with lawn and patio areas designed for low maintenance enjoyment. To the front is a driveway providing off street parking, with side access leading to a double garage at the rear.

Offered with no onward chain, early viewing is highly recommended.

Please note that the extension work requires final sign off from building control - please contact the office for more information

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