

roperty on behalf of the vendor

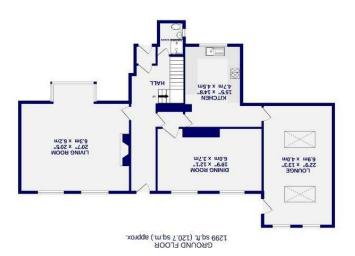
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- EbC E
- In Need Of Modernisation
  - Parking
- Driveway Opened For Off Street
  - Private Rear Garden
  - Grand Reception Spaces
    - Four Bedrooms
  - Detached Period House

Freehold - Fax Band - F

Front Street Acomb, York Front SBU

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1ST FLOOR 846 sq.ft. (78.6 sq.m.) approx.



## Front Street Acomb, York YO24 3BU

## £650,000



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A rare opportunity to acquire a substantial detached Georgian residence, dating back to 1835. Set in the very heart of Acomb, this property is on a main bus route to York city centre and York train station and is just a few minutes walk from Acomb shops and the Green. This superior period home occupies an enviable position overlooking Front Street and offers generous family accommodation, retaining a wealth of original features and presenting enormous scope for modernisation, expansion, and improvement.

The property is offered for sale with no onward chain and vacant possession, making it a truly once-in-a-generation opportunity.

Internally, the house opens with a welcoming reception hall featuring original tiled flooring and staircase. The principal reception room is a large bay-fronted sitting room with an open fireplace and sash windows and original shutters, while a separate dining room enjoys original shutters. A versatile family room, with skylights and direct access to the garden, provides excellent flexibility as a playroom or snug.

The kitchen is fitted with a range of base and wall units and includes a double oven, gas hob, and space for appliances. Completing the ground floor is a shower room with WC and wash basin.

To the first floor, the landing gives access to four well-proportioned bedrooms, all with original shutters on the sash windows overlooking the rear garden. Three bedrooms have fitted storage and two with wash hand basins. The accommodation is served by a four-piece house bathroom.

Externally, the property sits behind a gated lawned garden with access through to the generous rear garden, which is surrounded by mature trees and established borders, creating an ideal family environment.

Council Tax Band F



















