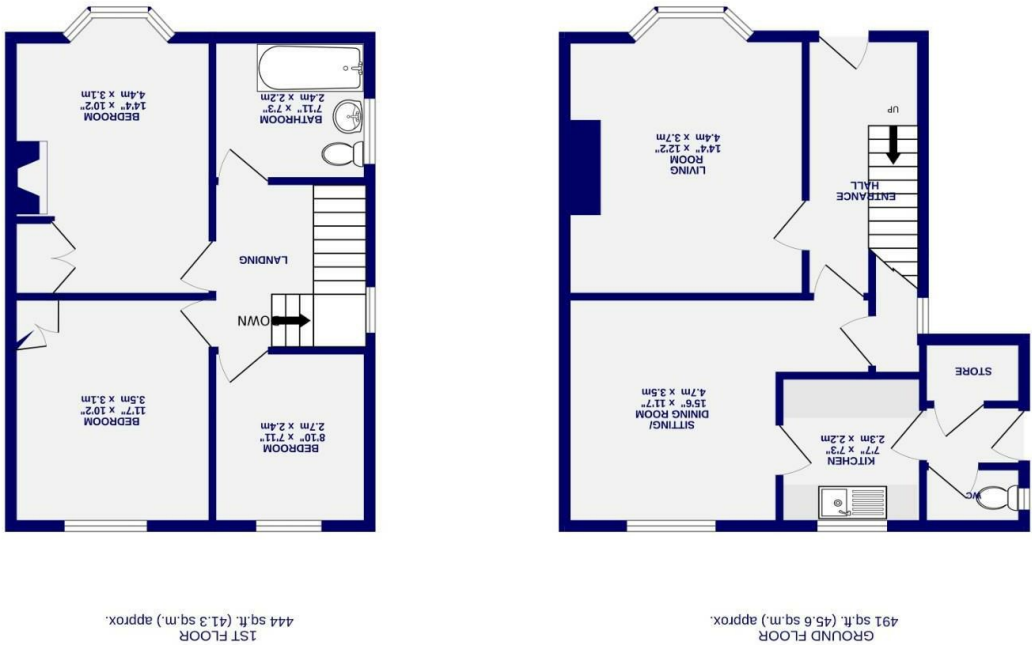


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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
 - No Onward Chain
 - Ideal First Or Family Home
 - Potential For Extension (STP)
 - Private Setting To Rear
 - West Facing Rear Garden
 - Three Bedrooms
 - Semi Detached House
- Freehold
Council Tax Band - C

Askham Lane Acomb, York YO24 3HP



Askham Lane
Acomb, York
YO24 3HP

£260,000

 3  1

Located in a popular residential area of Acomb, this much loved three-bedroom semi-detached home sits on a generous plot with a private outlook to the rear. Well maintained throughout, the property offers great potential for extension (subject to planning) and would make a wonderful first home or ideal choice for a family, with a range of well regarded schools nearby.

The accommodation comprises an entrance hall leading to a spacious living room at the front, featuring a large bay window that fills the room with natural light. To the rear is a second reception room with access to the kitchen, external store, and a convenient ground floor WC.

Upstairs are two double bedrooms, both with built-in storage and one with an original fireplace, a well-proportioned single bedroom, and a three-piece family bathroom.

Externally, the property enjoys a superb west-facing rear garden, mainly laid to lawn with patio areas, a brick-built outbuilding, and a shed, all enclosed by mature hedging for privacy. To the front is a second garden with excellent potential to create driveway parking if desired.

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

Council Tax Band C

