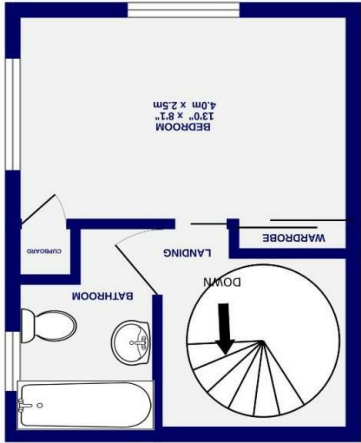


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

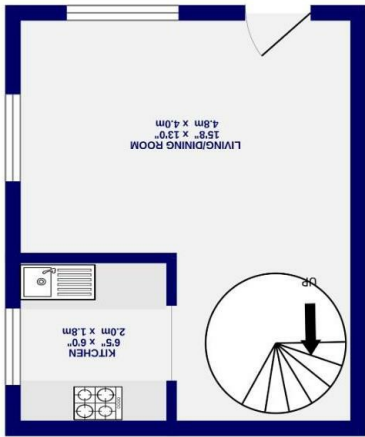
- EPC TBA
- Allocated Parking
- Gardens Across Two Aspects
- Open Plan Living Diner
- Upgraded Kitchen
- First Floor Bathroom
- One Double Bedroom
- Quarter House

Freehold
Council Tax Band - A

Gresley Court Acomb, York YO26 5PF



1ST FLOOR
205 sq.ft. (19.1 sq.m.) approx.



GROUND FLOOR
204 sq.ft. (18.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is intended to give the general impression of the property and not to be taken as a guarantee. The purchaser is advised to 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.



Gresley Court
Acomb, York
YO26 5PF

Offers Over £180,000



A stylish one-bedroom quarter house situated in the sought-after residential area of Acomb. Lovingly maintained and thoughtfully upgraded by the current owner, this charming home presents a fantastic opportunity for a first-time buyer.

Tucked away in Gresley Court, a quiet private cul-de-sac off Beckfield Lane, the property enjoys excellent transport links via York Railway Station and the A64. A variety of local amenities, including shops, bars, and cafes, are within easy walking distance.

The accommodation comprises a welcoming ground-floor living space, featuring a lounge/dining area and a separate, recently upgraded kitchen with elegant shaker-style units and wood-effect worktops. Upstairs, the double bedroom includes a fitted wardrobe and a separate storage cupboard, complemented by a stylish three-piece bathroom.

Externally, the property benefits from a private garden extending across two aspects, an external store, and an allocated parking space

Council Tax Band- A

