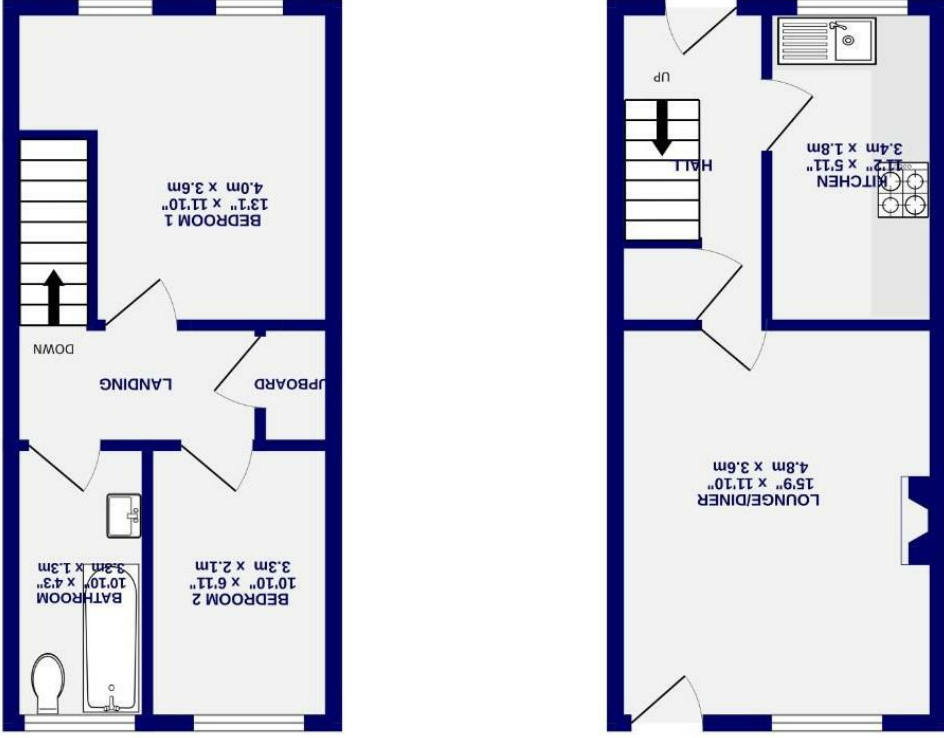


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas or dimensions, it is included in the purchase price and the buyer of the overall balance of the purchase price shall be taken as accepting the accuracy of the description. The buyer shall be responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to the actual dimensions. The buyer shall be responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to the actual dimensions. The buyer shall be responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to the actual dimensions. The buyer shall be responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to the actual dimensions. 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TOTAL FLOOR AREA: 560 sq. ft. (52.1 sq.m.) approx.



1ST FLOOR
282 sq. ft. (26.2 sq.m.) approx.

GROUND FLOOR
279 sq. ft. (25.9 sq.m.) approx.

Celtic Close Acomb, YORK YO26 5QJ

Freehold
Council Tax Band - B

- Mid Terraced House
- No Onward Chain
- Walking Distance to Local Amenities
- Two Double Bedrooms
- Large Reception Room
- Low Maintenance Garden
- Ideal Investment or First Time Buyers
- EPC - C



Celtic Close
Acomb, YORK
YO26 5QJ

£220,000



Located to the west of York in an ever popular residential area, ideal for access to the City centre, outer ring road and varied local amenities, this two bedroom home is sure to appeal to a range of purchasers. This well positioned terraced property offers vast potential for a buyer to put their own stamp on it.

The internal accommodation comprises of an entrance hall, a modern kitchen boasting an array of wall and base units and space for appliances. There is a well proportioned lounge/dining room with door to leading to a low maintenance garden.

To the first floor are two bedrooms with the master benefitting from built in storage and three piece bathroom suite.

Externally, this property benefits from on street parking and gated rear access to the garden. Offered with no onward chain, this property must be viewed to be appreciated.

Council Tax Band: B

