



65 Acomb Road
York, YO24 4EP
£190,000

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NO ONWARD CHAIN – VIEWS OF HOLGATE WINDMILL – DESIGNATED PARKING

A delightful two-bedroom first-floor apartment set within an impressive period building, ideally positioned in the highly sought-after Holgate area. The property offers excellent access to York's historic city centre, Acomb Front Street, West Bank Park, the railway station and benefits from a frequent bus service into the city as well as a range of well-regarded schools.

Beautifully presented throughout, the apartment retains a wealth of character and features well-proportioned accommodation comprising: entrance hallway, living kitchen with an attractive bay window, two generously sized bedrooms, and a modern three-piece bathroom.

Externally, residents can enjoy the use of well-maintained communal gardens, a useful brick-built store, and the convenience of designated parking. The property further benefits from gas central heating.

An ideal purchase for a wide range of buyers, this delightful home is not to be missed. Early viewing is highly recommended - contact Churchills Estate Agents today.

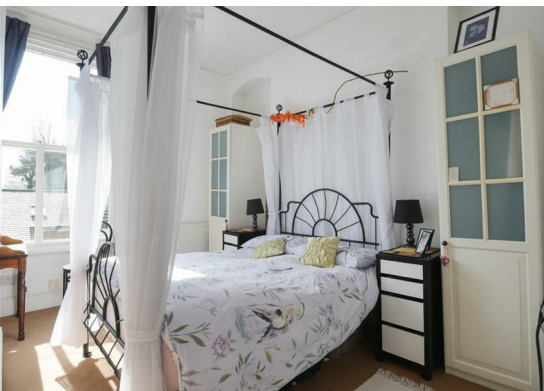
Entrance Hallway

Slide sash window to front, entrance door, double panelled radiator, vinyl flooring, wall mounted gas combination boiler

Kitchen/Living Room

14'10" x 11'13" (4.52m x 3.35m)

Original bay window to side, double panelled radiator, engineered wood flooring, fitted wall and base units with stainless steel sink and draining board, gas hob and electric oven, built-in fridge/freezer and washing machine, ceiling rose, coving and power points





Bedroom 1

13'4" x 12' (4.06m x 3.66m)

Window to side, double panelled radiator, carpeted flooring and power points

Bedroom 2

10'3" x 6'7" (3.12m x 2.01m)

Slide sash window to front, double panelled radiator, carpeted flooring, power points

Bathroom

Opaque slide sash window to front, panelled bath with shower head over, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, double panelled radiator, extractor fan

Outside

Communal gardens with designated parking space and storage areas.

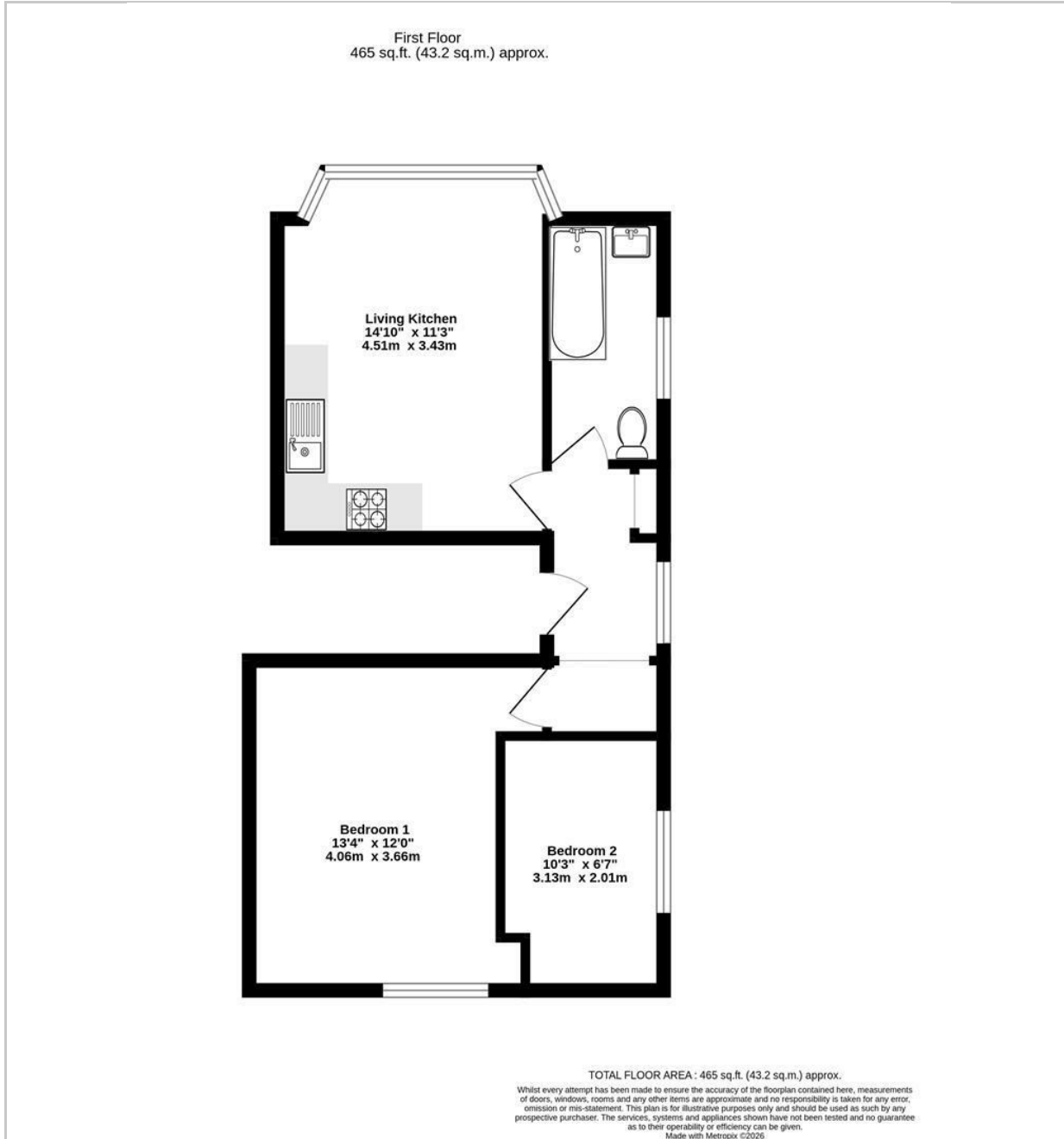
Lease and service charges to be advised.

Agents Note

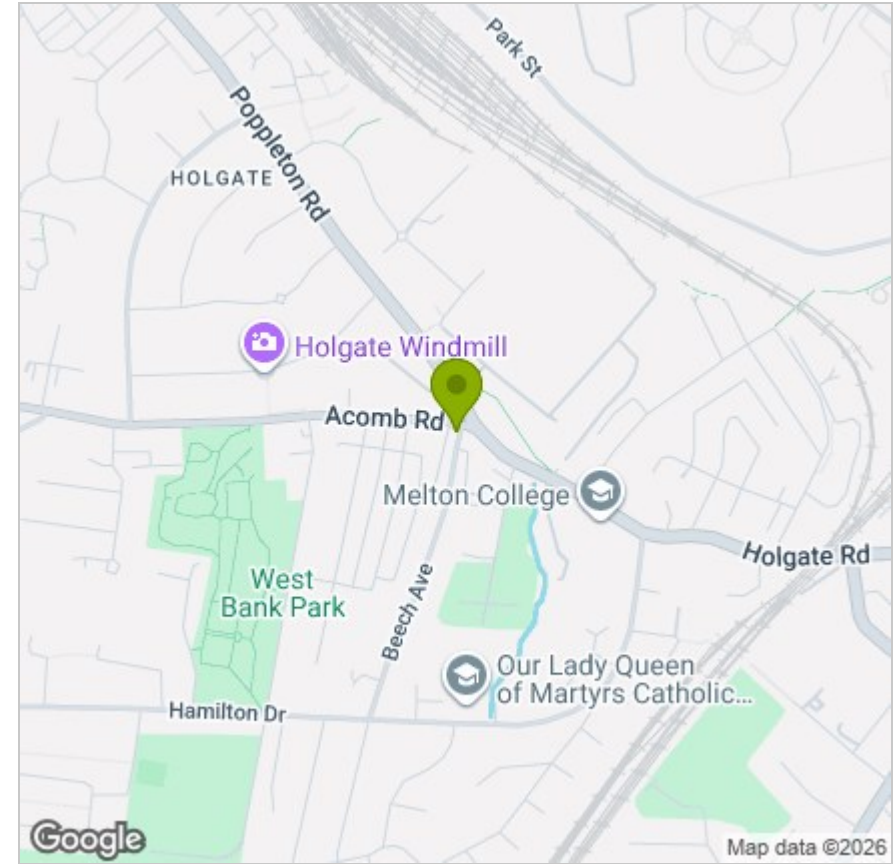
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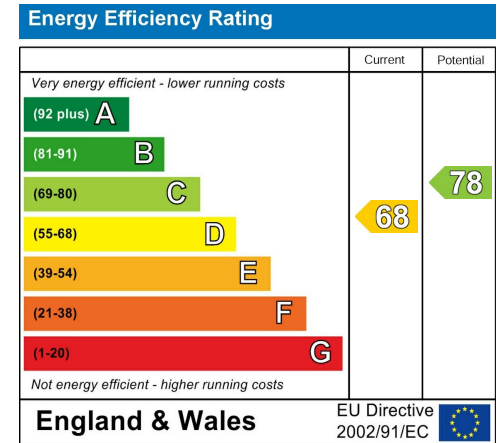
FLOOR PLAN



LOCATION



EPC



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