



HUDSON
MOODY

26 Askham Lane, York YO24 3HA

A beautifully updated and spacious traditional semi-detached home, ideally situated within walking distance of the shops, cafés and amenities of Acomb Village, while offering excellent access to York city centre and the outer ring road.

Blending charming period features with stylish modern living, this impressive family home offers an extended open-plan kitchen and family area, three generous bedrooms, a large rear garden and a versatile annexe/workspace.

- Traditional Semi-Detached House
- Cosy Living Room
- Impressive Open Plan Family Area with Kitchen, Dining and Seating Spaces
- Bi-folding Doors onto Terrace
- Separate Utility/Boot Room
- Ground Floor Cloakroom/WC
- Three Double Bedrooms with Period Features
- House Bathroom
- Teenagers Annexe and Workshop
- Mature Lawned Gardens and Off Street Parking

Guide Price £475,000

Tenure: Freehold

Council Tax Band: C

26 Askham Lane

Approximate Gross Internal Floor Area = 106.9 sq m / 1152 sq ft
Annex Area = 50.3 sq m / 542 sq ft

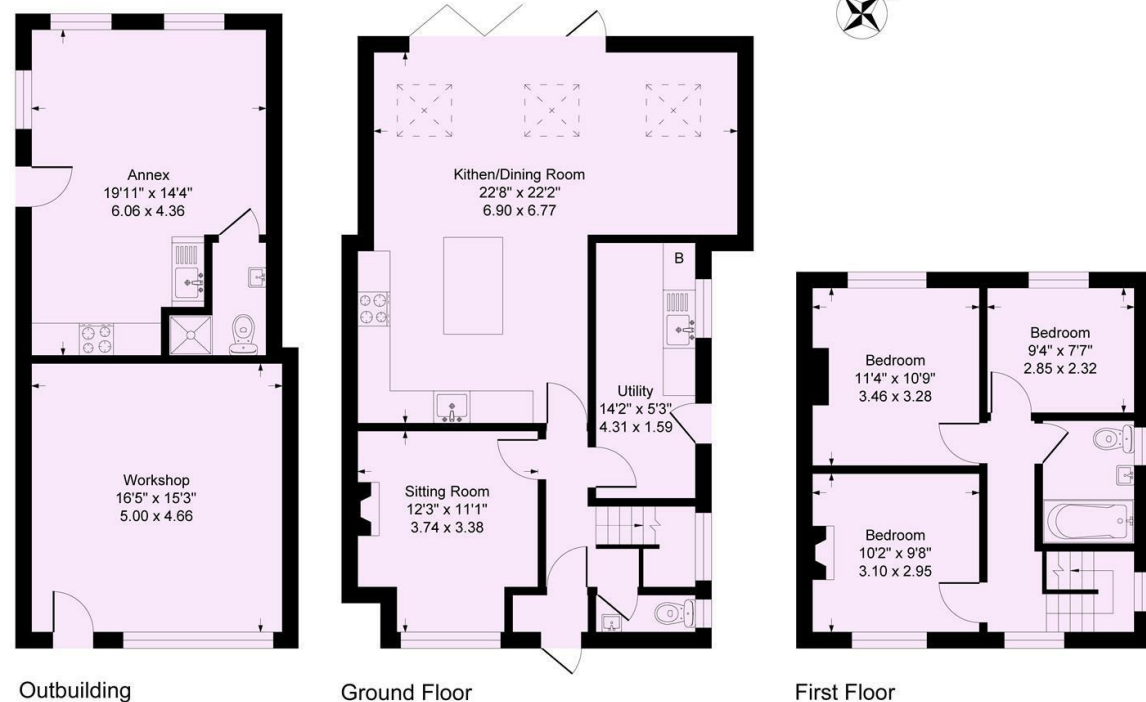


Illustration for identification purposes only, measurements are approximate, not to scale.





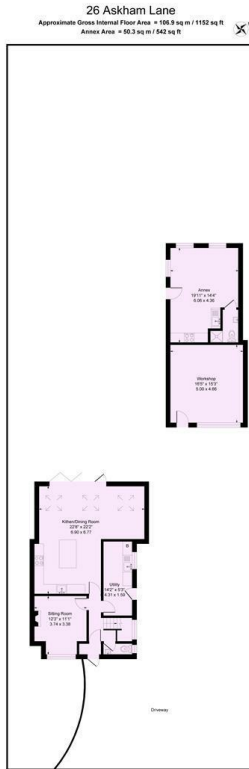


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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