

linkagency

2 Bedroom House - End Terrace for Sale

£205,000

10 Birch Copse, York, YO24 3BE



KEY FEATURES

- VERY WELL-PRESENTED 2-BEDROOM, END TERRACE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM WITH DIRECT GARDEN ACCESS
- CONTEMPORARY SHOWER ROOM WITH LARGE WALK-IN ENCLOSURE
- PRIVATE, ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- LOCATED IN THE POPULAR RESIDENTIAL AREA OF ACOMB, YORK
- GOOD TRANSPORT LINKS TO YORK CITY CENTRE AND SURROUNDING AREAS
- BUS STOPS CLOSE-BY
- NO CHAIN
- MOVE-IN READY; VERY WELL-MAINTAINED, FURNITURE CAN BE INCLUDED

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

This very well-maintained, two-bedroom terraced property is located in the popular area of Acomb, York. Offering a bright and inviting living space, this home is ideal for first-time buyers, downsizers, or those looking for a rental opportunity. There is an option to include the furniture if it is required.

Upon entering, the hallway leads into a small, modern, well-appointed kitchen featuring sleek cream gloss cabinets and integrated appliances including an electric oven and hob, a dishwasher and fridge freezer. . To the rear, the spacious living room provides a warm, relaxing environment with a feature fireplace and a double glazed door that opens directly out to the private rear garden. The first floor boasts two double bedrooms and a contemporary shower room complete with a large walk-in shower enclosure and vanity unit.

Located on a good size plot, the front garden comprises a paved and concrete pathway bordered by a lawned area. To the rear is a fully enclosed, private rear

garden which features a paved patio area immediately outside the living room, leading onto a lawn. The garden is enclosed by timber fencing to 2 sides and a brick wall of an adjoining building. The garden also enjoys the benefit of a timber garden storage shed set on a raised paved area as well as gates to the side and to the rear. There is an allocated parking space in the car park close to the front of the property.

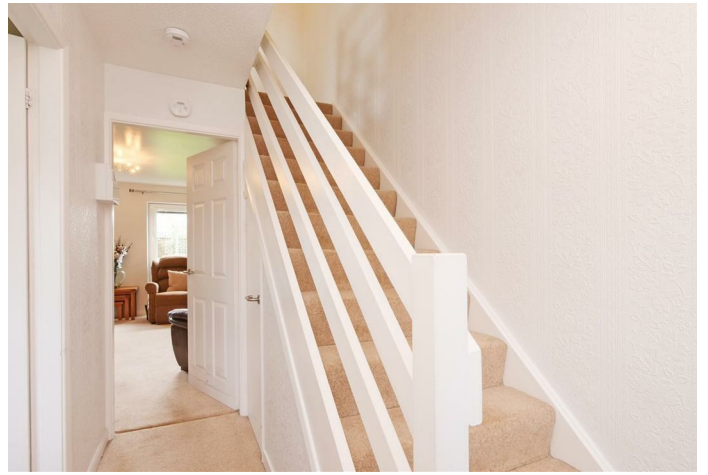
Acomb is a thriving, sought-after suburb located just to the west of York city centre. The area boasts a bustling high street, "Front Street," which offers a comprehensive range of local amenities including supermarkets, independent shops, cafes, bakeries, and traditional pubs. Acomb also benefits from a local library, community centers, and well-regarded primary and secondary schools.

The property is exceptionally well-connected for commuters and those wanting easy access to the historic city of York. Regular bus services run directly into the city centre, making it a quick and convenient journey. For those travelling further afield, the A1237 York outer ring road is easily accessible, providing strong links to the A64, Leeds, and the wider motorway network. York Railway Station is also just a short drive or bus journey away, offering fast, mainline services to London, Edinburgh, and across the country.

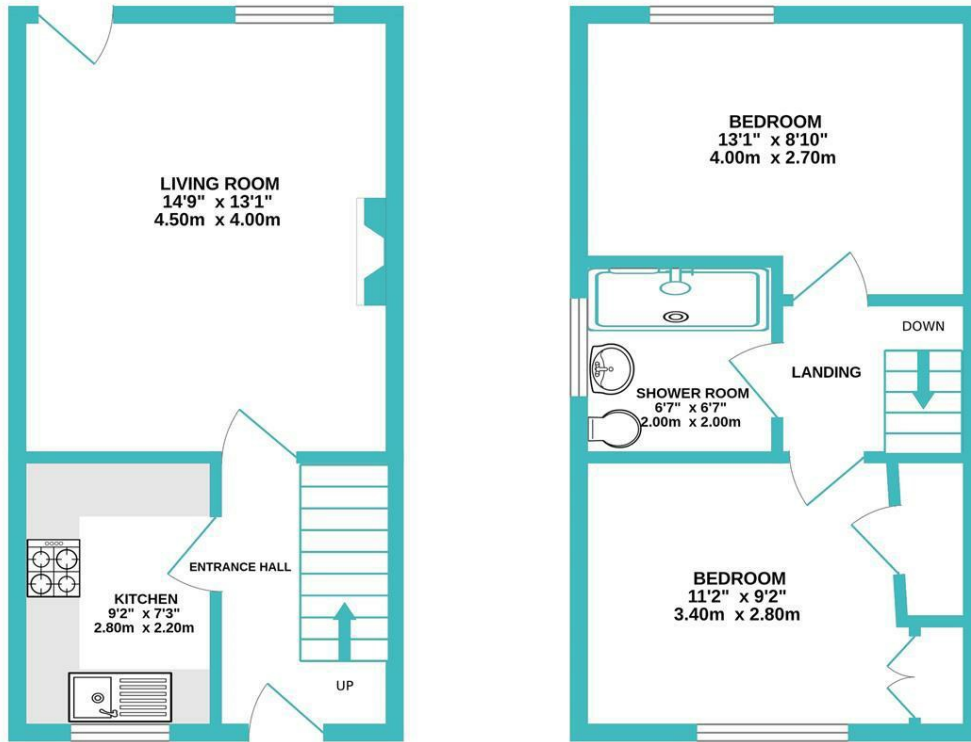
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Approximate Gross Internal Floor Area
56.6 Sq Metres / 609 Sq Feet



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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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