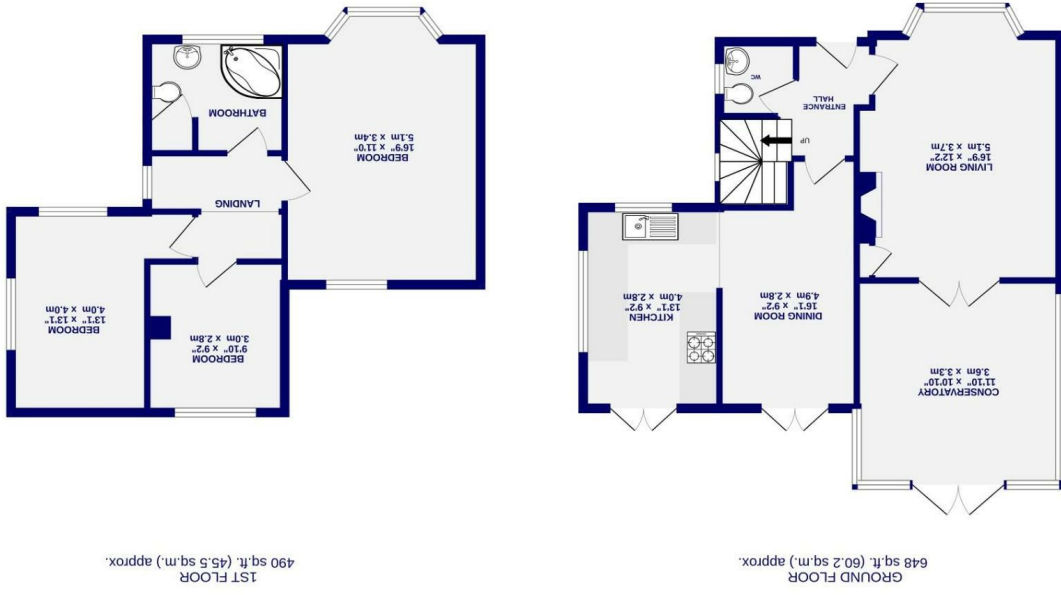


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Caxton Avenue Acomb, York YO26 5SN

Freehold
Council Tax Band - B

- Substantial Semi Detached Home
- Three Double Bedrooms
- Sought After Residential Area
- Generous Garden
- Driveway Parking
- Huge Potential For Extension (STPP)
- Ideal Family Home
- EPC TBC



Caxton Avenue
Acomb, York
YO26 5SN

£400,000

 3  1

Located in the popular area of Acomb, set within a quiet cul-de-sac and backing onto allotments, is this extended semi-detached home occupying a substantial plot. Ideally suited to family living, the property enjoys close proximity to a range of well-regarded schools, York city centre, the train station, and the outer ring road for convenient travel further afield. This is a wonderful opportunity not to be missed.

Internally, the property opens into an entrance hall which leads through to the heart of the home. A generous dining room flows seamlessly into a spacious kitchen, creating an ideal space for both everyday living and entertaining. Both rooms feature French doors opening onto a raised decking area and the garden beyond, while the kitchen benefits from windows to three aspects, flooding the space with natural light. The kitchen itself is fitted with a range of oak wall and base units, offering ample storage and worktop space, along with a selection of integrated appliances and room for additional freestanding white goods. To the front of the property is a well-proportioned living room with a bay window allowing for plenty of natural light, which in turn leads through to a bright conservatory overlooking the garden. A convenient ground floor WC completes the accommodation.

To the first floor are three double bedrooms, all accessed from a spacious landing, and served by a well-sized three-piece family bathroom, which offers potential to be reconfigured into a four-piece suite.

Externally, the property sits on an impressive plot, with ample driveway parking to the front and side, along with a detached single garage set back from the house. The rear garden is a particular highlight, offering a high degree of privacy due to its position backing onto allotments. Predominantly laid to lawn, it also features planted borders, fenced and hedged boundaries, a number of outbuildings, and a charming wild garden area to the rear.

