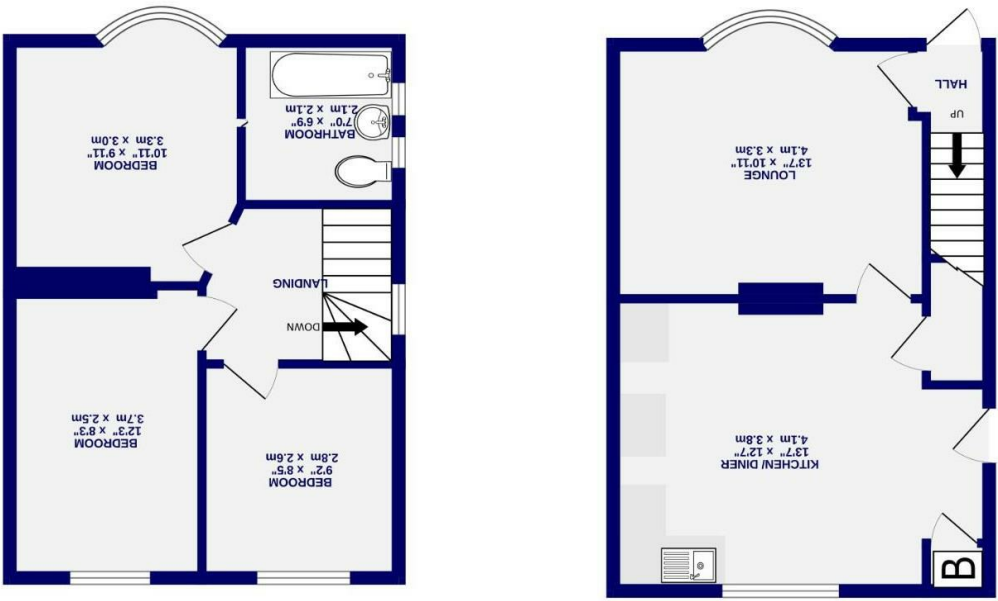




Middleton Road Acomb, York YO24 3AT

Freehold
Council Tax Band - B

- End Terrace House
- Three Double Bedrooms
- No Onward Chain
- Driveway Parking
- Open Plan Dining Kitchen
- Large South Facing Garden
- EPC D



GROUND FLOOR 379 sq.ft. (35.3 sq.m.) approx.
1ST FLOOR 384 sq.ft. (35.6 sq.m.) approx.

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.

Middleton Road
Acomb, York
YO24 3AT

£280,000

 3  1

A superb opportunity to acquire this recently renovated end terraced home, set on a generous plot within a popular residential area to the west of York. Ideally positioned for excellent access to local amenities, well regarded schools, transport links and the York outer ring road, the property offers spacious and well balanced accommodation throughout, perfectly suited to a range of buyers.

The property is entered via a welcoming entrance hallway which leads through to a bright and spacious lounge, offering an excellent setting for both everyday living and entertaining. To the rear sits a modern kitchen diner, fitted with contemporary units and ample worktop space, creating a sociable and practical hub of the home with views over the rear garden.

To the first floor are three well proportioned double bedrooms, a key feature of the property and rarely found within homes of this type, all served by a modern family bathroom fitted with a stylish suite.

Externally the property occupies a notably large plot, with extensive hard standing providing off street parking for up to five vehicles to the front and side. To the rear is a generous enclosed garden, offering excellent outdoor space with a combination of lawn and patio areas, along with a useful brick store and timber shed.

The property has been recently renovated throughout, offering a ready to move into home with modern finishes, gas central heating and double glazing.

Offered with no onward chain, early viewing is highly recommended to appreciate the space, plot size and overall quality on offer.

Please note a selection of rooms have been dressed using AI for illustrative purposes.

EPC Rating D
Council Tax Band B

