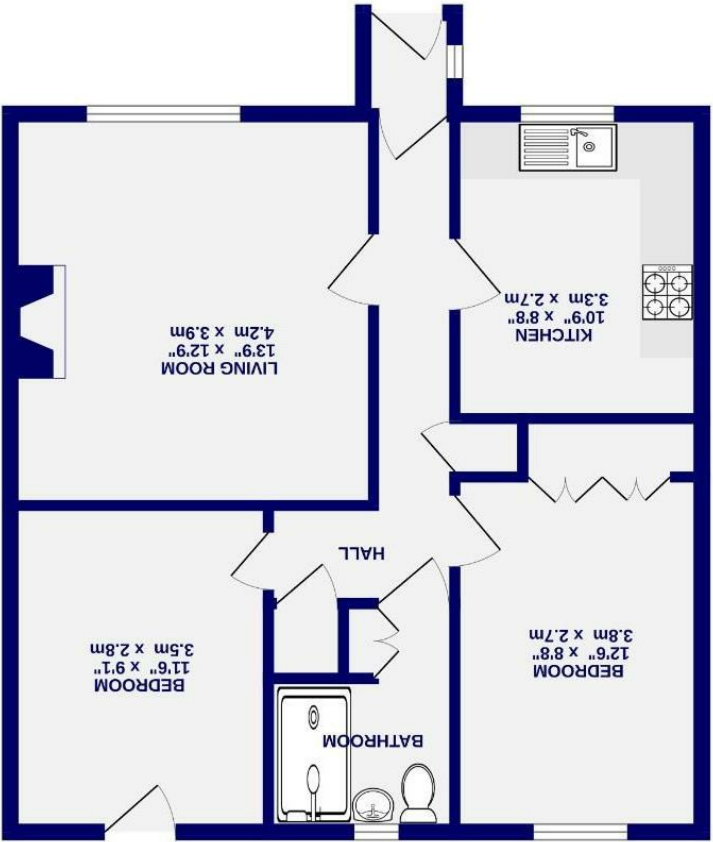




Chancery Court Acomb, York YO24 3DP

Leasehold
Council Tax Band - C

- Two Double Bedroom Bungalow Modern
- Over-55s Development
- Modern Kitchen And Wet Room
- Built-In Wardrobes
- Direct Garden Access With Ramp
- Walking Distance To Acomb Front Street
- No Onward Chain
- Residents' Lounge
- Regular Independent Living Warden Support Available
- EPC D



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is advised to visit the property to see the dimensions of rooms and any other areas and to ensure they are suitable for your requirements. The vendor, agents, and appliances shown have not been used and no guarantee as to their operation. Measurements are taken to the face of the walls and are not intended to be used for any other purpose. This plan is for illustration purposes only and should not be used for any other purpose. The vendor, agents, and appliances shown have not been used and no guarantee as to their operation.

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 only 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.

Chancery Court
Acomb, York
YO24 3DP

£260,000

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Located within the highly sought-after Chancery Court over-55s development, just a short stroll from the heart of Acomb's vibrant Front Street, this beautifully presented two-bedroom bungalow offers comfortable, low-maintenance living in a welcoming community. Ideally positioned, the property enjoys easy access to an excellent range of local amenities, including independent shops, supermarkets, cafés, restaurants, pharmacies and regular bus services providing direct links into York city centre.

The accommodation comprises a welcoming entrance hall leading into a bright and spacious living room. The modern fitted kitchen offers an excellent range of contemporary wall and base units with generous worktop space for food preparation. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with one enjoying direct access to the rear and a ramp, providing convenient step-free access. Completing the accommodation is a stylish contemporary wet room.

Externally, residents can enjoy the attractive communal gardens together with ample off-street parking.

The development also benefits from a residents' lounge, communal laundry facilities and the reassurance of a part-time on-site warden, making it an excellent choice for those seeking independent living within a friendly and well-established community.

Early viewing is highly recommended to appreciate the location, presentation and lifestyle this wonderful bungalow has to offer.

Leasehold
Length of lease- 86 years remaining
Ground rent - £119.24 per annum
Service Charge- £3,237.78 per annum

Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.

