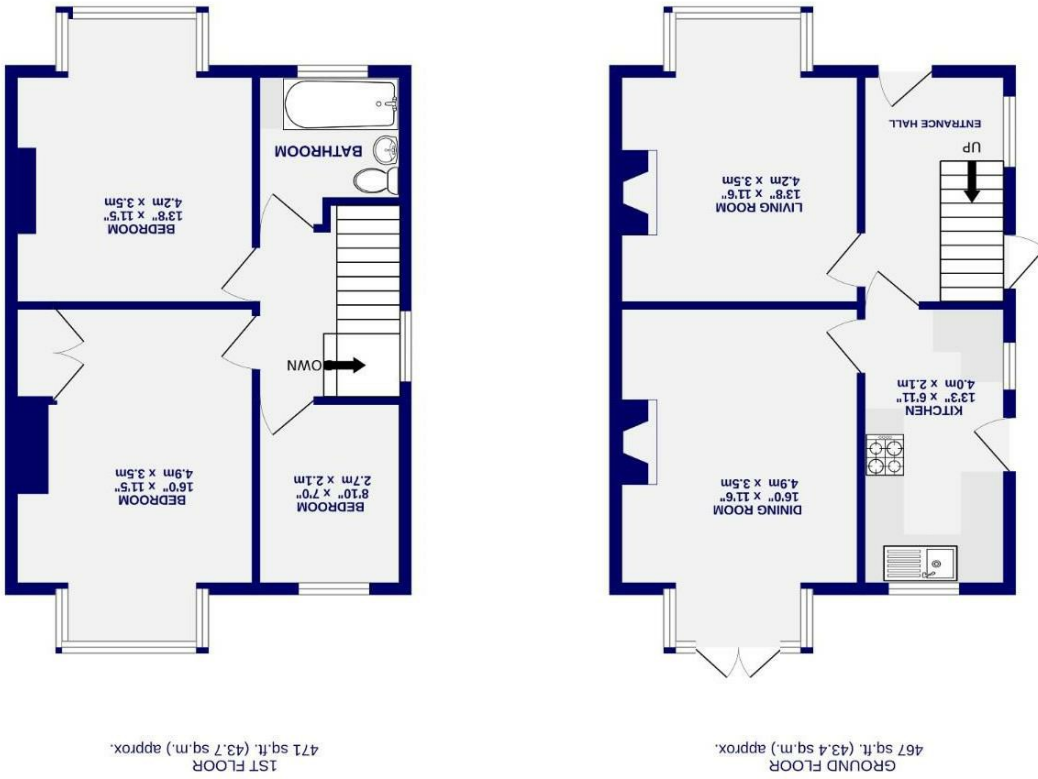


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Askham Lane Acomb, York YO24 3HA

Freehold
Council Tax Band - C

- Period Semi Detached House
- Three Bedrooms
- Approximately 100ft Rear Garden
- Driveway and Garage
- No Onward Chain
- Well Presented
- EPC TBC



TOTAL FLOOR AREA: 938 sq. ft. (87.1 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas by independent means. The seller is not responsible for any errors or omissions. The plan is for illustrative purposes only and should not be used as a guide for any construction or renovation. The plan is to be taken in conjunction with the particulars and any other information provided. The plan is to be taken in conjunction with the particulars and any other information provided. The plan is to be taken in conjunction with the particulars and any other information provided.



Askham Lane
Acomb, York
YO24 3HA

£425,000



A traditional three bedroom semi detached home, positioned in a popular residential location to the west of York and offered for sale with no onward chain. Benefiting from a substantial rear garden measuring approximately 100 ft in length, rear garage and driveway parking, this property is likely to appeal to a range of buyers looking for a family home with excellent potential.

Internally, the property is entered through a front entrance hallway which leads into the bay fronted lounge, a bright reception space featuring a fireplace as the focal point of the room. To the rear is a modern fitted kitchen offering a range of wall and base units and access through to the separate rear lounge/dining room. This additional reception space enjoys French doors opening directly onto the rear garden, creating an ideal space for entertaining and family living.

To the first floor are two generous double bedrooms, both benefiting from bay windows, alongside a third single bedroom which could also be utilised as a nursery or home office. The accommodation is completed by a three piece family bathroom.

Externally the property offers a front garden and driveway providing off street parking. To the rear is an impressive enclosed garden extending to approximately 100ft, mainly laid to lawn and offering excellent outdoor space, with the added benefit of a rear garage.

Situated within easy reach of local amenities, schools and transport links into York city centre, early viewing is highly recommended.

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

