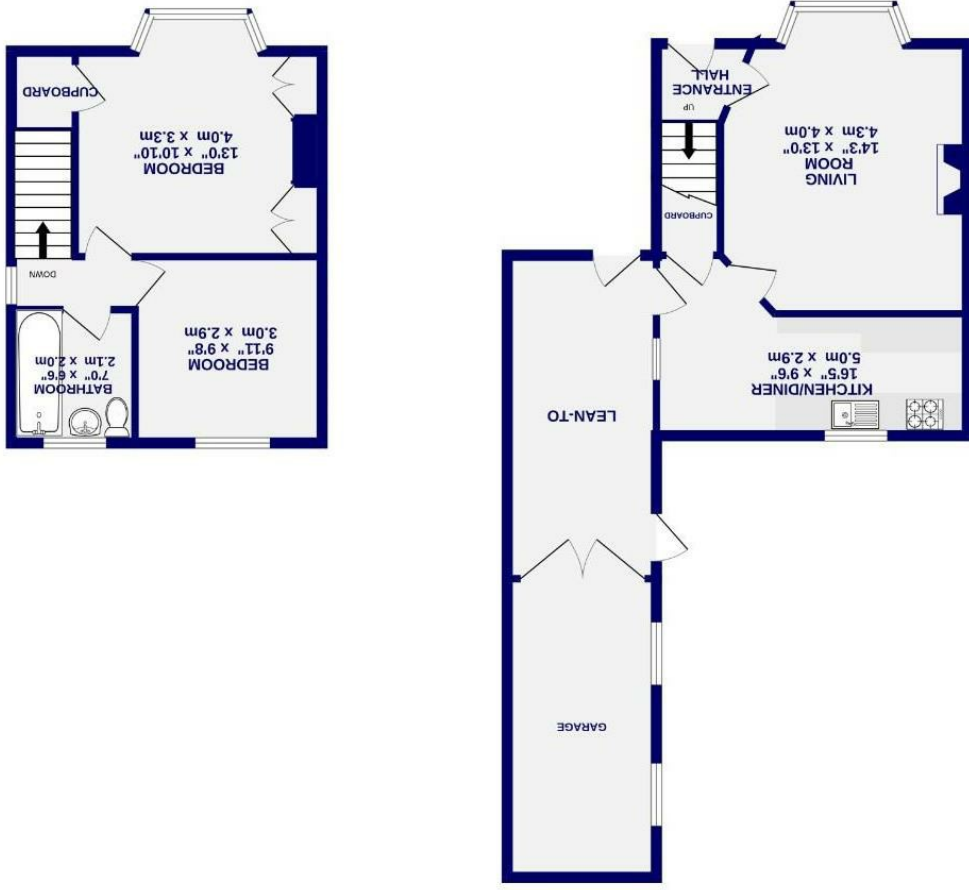


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Shirley Avenue Acomb, York YO26 5NJ

Freehold
Council Tax Band - B

- Semi Detached Home
- Two Bedrooms
- Potential For Extension (STPP)
- Driveway Parking & Garage
- Sought After Residential Area
- Generous Rear Garden
- Ready To Move Into
- EPC - D



TOTAL FLOOR AREA - 950 sq. ft. (88.3 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. It is advised that the purchaser should verify the accuracy of the floorplans and other items and measurements 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.



Shirley Avenue
Acomb, York
YO26 5NJ

£279,000



Located within the popular residential area of Acomb and benefitting from the amenities on Boroughbridge Road and Beckfield Lane, as well as the regular commuter links, is this well presented semi detached home. Set on a most generous plot, this property offers great potential for further development by way of extensions, (subject to the relevant planning permissions) and currently benefits from a garage. Making the ideal first property or family home, early viewing is essential to appreciate all that is on offer.

Internally the property offers an entrance hall which leads into the bright and airy reception room with a large bay window to the front. Beyond is the lovely kitchen diner which has been updated over the years by the current owners to create plenty of storage. Offering an array of grey shaker style wall and base units, all of which are complimented by dark worktops, this kitchen is perfect to move straight into. Some appliances are integrated within the kitchen, and there's still plenty of space for additional white goods.

Upstairs are two double bedrooms, with the master bedroom boasting original built in storage, and a well maintained three piece bathroom with an electric shower.

Outside is driveway parking for multiple vehicles and a lawn that creates potential for more off street parking. To the side of the property is a lean-to structure which creates a sheltered area in front of the single garage which has power. The most impressive aspect of the property is the generous rear garden which comprises currently of lawn, patio and several vegetable patches at the very end. Due to the length of the plot, other properties are set back which creates a feeling of privacy.

In summary a wonderful starter property, or family home, early viewing is highly recommended.

Council Tax Band- B

