

NOTED: Every attempt has been made to ensure the accuracy of the measurements of rooms and any other areas are approximately. It is noted in the plan the measurements will vary part of the overall floor area and no responsibility is taken for any errors. Orientation of this document is for reference purposes only and should not be used for any other purpose. The drawings, systems, and appliances shown herein have not been verified as to their operability.

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The Green
Acomb, York
YO26 5LR

£270,000

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This delightful two-bedroom traditional end-terrace period home offers well-proportioned living accommodation while retaining the character and charm of a property from this era. Situated to the west of York, on The Green in the popular area of Acomb, the home is just a short stroll from local amenities, supermarkets, popular eateries and pubs along The Green and Front Street.

Excellent commuting is facilitated by proximity to the outer ring road, A64 and frequent bus routes into the city centre and beyond. The property is offered with no onward chain and is currently run successfully as a holiday let, generating a gross income of circa £25,000 per annum, with regular servicing and safety checks kept up to date, including gas, electrical and chimney maintenance. This could continue, or the home equally offers an ideal opportunity for a first-time buyer or investor.

The living room is located to the front of the property and creates an inviting cottage-style ambience, complete with a log burner and stunning views over The Green. To the rear, the kitchen diner is cleverly designed to overlook the courtyard garden, with an open backdrop. The kitchen diner features an array of wall and base units providing ample storage and worktop space. Stairs from the kitchen diner lead to the first floor, where there are two double bedrooms. The principal bedroom is set to the front of the property, enjoying beautiful views of The Green.

The family bathroom is located to the rear and is fitted with a modern white suite and shower over the bath. To the rear is a charming private courtyard garden, perfect for entertaining or relaxing in the warmer months. Early viewing is highly recommended to fully appreciate all that is on offer.

