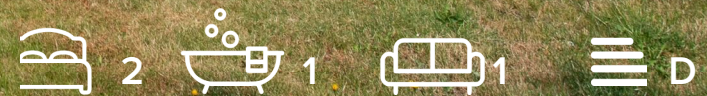




140 Acaster Lane
Bishopthorpe, York YO23 2TD



140 Acaster Lane
Bishopthorpe, York YO23
2TD
£240,000

Situated on Acaster Lane in Bishopthorpe is this charming two bedroomed townhouse with views across open fields. The property is ideal for a first time home or a great investment opportunity.

In brief the accommodation offers; Entrance hallway, spacious lounge with door leading out into an enclosed rear garden, modern kitchen and two bedrooms. The property also comes with an allocated parking space to the rear.

Bishopthorpe is known for its friendly community atmosphere with local amenities just a stone's throw away, you will be spoilt for choice. Sure to attract interest from a variety of potential buyers, call now for a viewing! Offered with no forward chain!

EPC Rating D
Council Band B

Entrance Hallway
Composite door. Electric heater. Doors to kitchen and lounge.

Kitchen
8'3 x 7'8 (2.51m x 2.34m)
Modern fitted kitchen with wall and base units and coordinating worktops. Built in oven with electric hob and extractor hood above. Space and plumbing for washing machine and slimline dishwasher. Space for fridge freezer. Sink and drainer unit. Timber framed doubled glazed window.

Lounge
16'3 x 12'7 (4.95m x 3.84m)
Electric heater. Timber framed double glazed door and side lights leading into the rear garden. Stairs to first floor.

Stairs to first floor

First floor landing
Doors to further rooms. Loft hatch.

Bedroom One
12'7 max x 9'5 max (3.84m max x 2.87m max)
Two double glazed timber framed windows. Electric heater. Door to cupboard housing water cylinder.

Bedroom Two
12'7 x 7'8 (3.84m x 2.34m)
Two double glazed timber framed windows. Electric heater.

Bathroom
Fitted three piece suite comprising; bath with electric shower above, wash hand basin and toilet. Electric heater.





Outside

To the front of the property there is a small lawned area and path leading to the entrance door.

To the rear of property is a good sized, enclosed garden which is paved for low maintenance, there is also a gravelled border and shed.

The allocated parking space is situated to the rear of the property.

Leasehold Information

We are advised that the property is leasehold, details below.

- * The 999 year lease commenced in August 1991. There are 966 years remaining.
- * The current service charge is approx £95.83 payable per quarter.
- * The current ground rent is £25.00 per annum from the 1st January.

This information would need to be verified by your solicitor. A copy of the lease is available upon request.

Material Information

This information has been obtained from our Vendor/Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B . The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has electric heating and water cylinder which provides the hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information

The property is current tenanted and achieving £950pcm. The tenants are due to leave on the 30th September 2025.

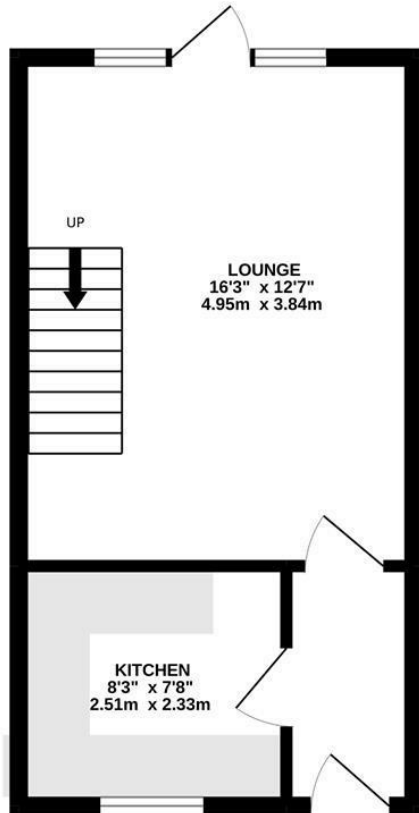
Quantum are the managing agents for this property and hold a copy of the EICR and AST.

Anti - Money Laundering Compliance

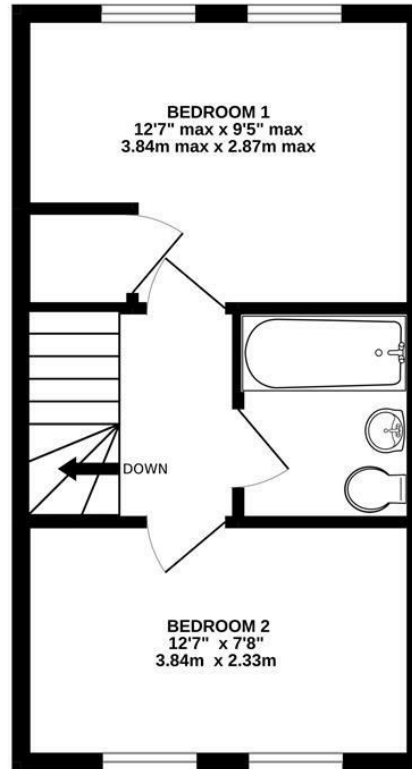
We are are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.

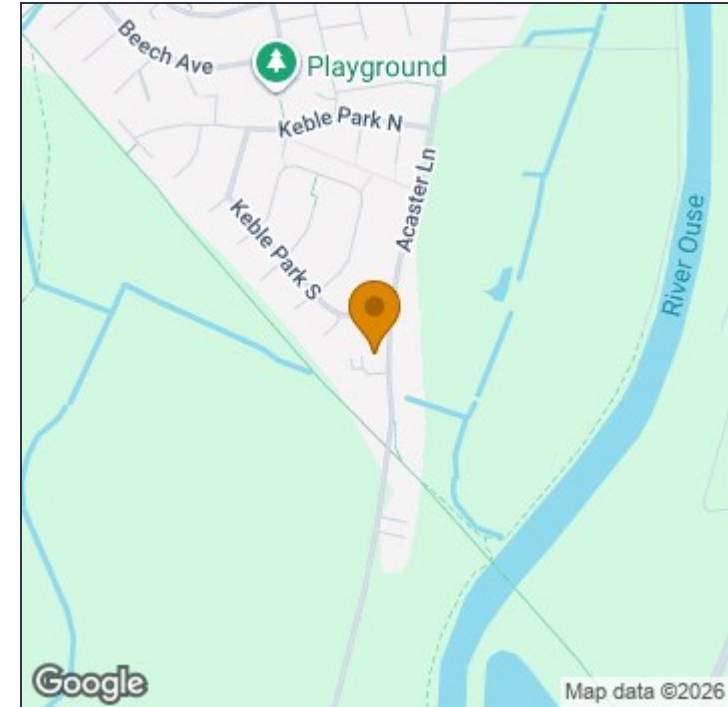


1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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