



97 York Road Acomb
York, YO24 4NR
£220,000

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A modern ground floor apartment in central Acomb situated in a convenient position within a popular residential development and finished to an exceptional standard throughout. The property is within easy reach of Acomb high street just a short distance from all local amenities with swift access to York city centre, York Railway Station. The property is also on a good bus route with excellent transport links in and out of York City Centre and onto the bypass and A64.

The building is entered via a private front door leading into a good sized welcoming entrance hall with part panelled walls and built in coat cupboard. To the right of the hall is a bright and generously sized lounge offering plenty of space and natural light to relax, centering upon an attractive recently fitted log burner. Opposite the living area is a well-proportioned double bedroom whilst to the rear is a 2nd double bedroom. The recently fitted breakfast kitchen has an excellent range of base and wall units with electric oven, ceramic hob with extractor fan and rear window looking into the sunroom. The bathroom has good quality fittings and has panelled bath with shower over pedestal wash basin and low level WC. The property further benefits from recently fitted warm air heaters and a garage with an allocated parking space in front of the garage and communal external garden areas.

An early viewing is highly recommended to appreciate all the apartment has to offer.

Entrance Hallway

Part panelled walls, coat cupboard, coving to ceiling, warm air wall heater

Living Room

18'4" x 11'2" (5.59m x 3.40m)

Centering upon an attractive log burner, coving to ceiling, window to front elevation, warm air wall heater





Breakfast Kitchen

14'2" x 11'1" (4.32m x 3.38m)

Well fitted with an excellent range of base and wall mounted units incorporating roll top work surfaces, electric oven, ceramic hob with extractor over, one and a half bowl sink with mixer tap, vinyl flooring, window to rear, coving to ceiling, electric warm air heater, door to:

Conservatory

10'2" x 7'7" (3.10m x 2.31m)

Useful storage cupboard, plumbing for automatic washing machine, laminate flooring

Bedroom 1

12'2" x 11'3" (3.71m x 3.43m)

Window to front elevation, warm air wall heater

Bedroom 2

11'1" x 10'6" (3.38m x 3.20m)

Window to rear elevation, warm air wall heater

Bathroom

11'1" x 6'6" (3.38m x 1.98m)

Panelled bath with shower over, pedestal wash basin, low level w.c., part-tiled walls, vinyl flooring, walk in cupboard housing recently fitted boiler, window to rear elevation

Outside

There is a garage, providing off-street parking and access to communal external garden areas.

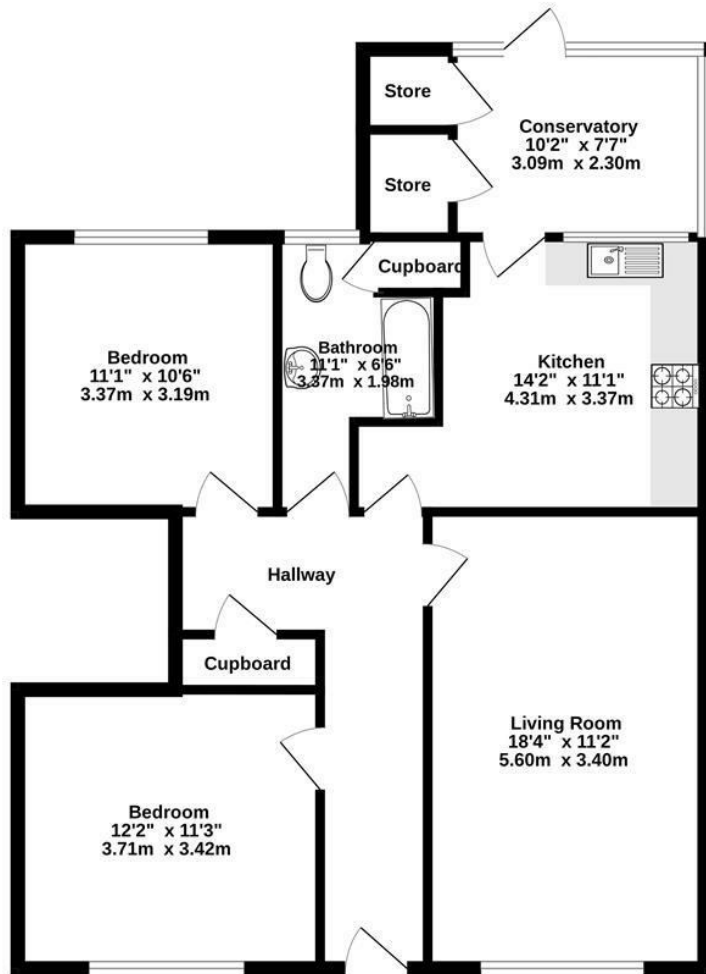
Agents Notes

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FLOOR PLAN

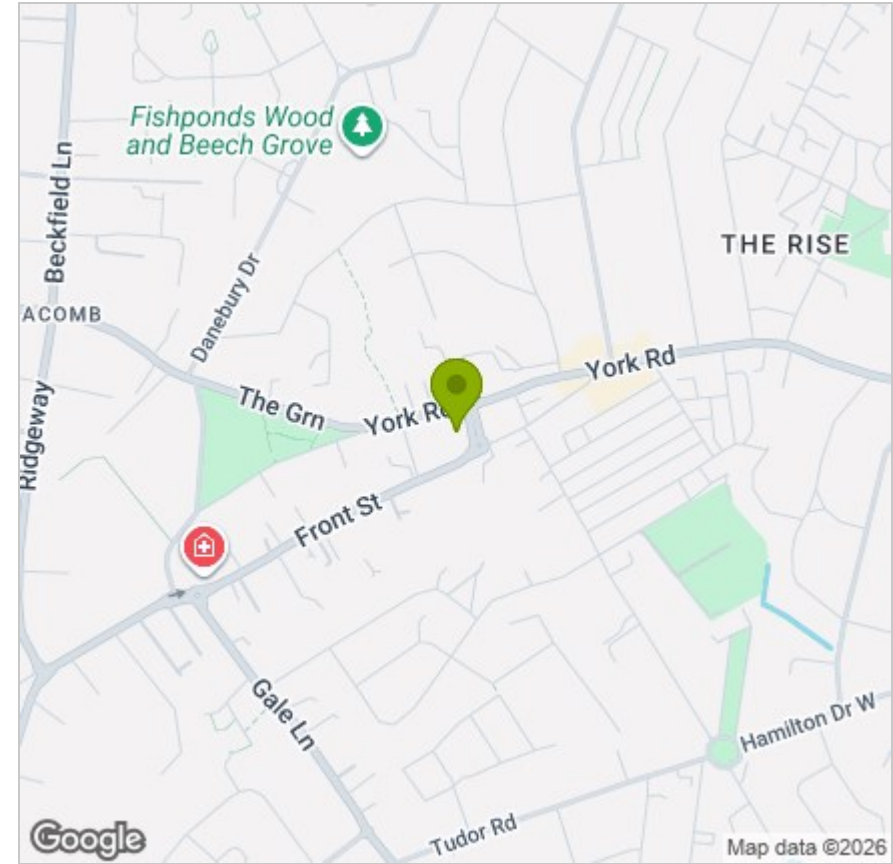
Ground Floor
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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