Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

3 Muirfield Way

York, YO26 5QW

Offers Over £285,000

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Situated to the west of York in the popular suburb of Acomb, this two-bedroom property has been owned by the current owners for many years and offers an excellent opportunity for a new owner to put their own stamp on it. There is also potential to extend, subject to the necessary permissions. The accommodation comprises an entrance hall, kitchen, good-sized lounge, conservatory, two double bedrooms and a family bathroom. Outside, there are gardens to the front and rear, along with off-street parking. The property benefits from double glazing throughout and conveniently property is conveniently located for local shops, well-regarded schools, regular bus routes, the outer ring road and York city centre. Offered for sale with no onward chain, early viewing is recommended.

Entrance Hall
Door to front with stained glass, recessed cupboard, radiator.

Kitchen
Double glazed window to side, range of base and wall mounted units incorporating roll top work surfaces, gas cooker point, plumbing for automatic washing machine, single sink with mixer tap, cupboard housing boiler, radiator.

Lounge
Double glazed bay window to front, ceiling coving, gas fire set in surround, radiator.

Inner Hall
Recessed cupboard.

Bedroom 1
Double glazed window to rear, radiator.

Bedroom 2
Radiator, door to:

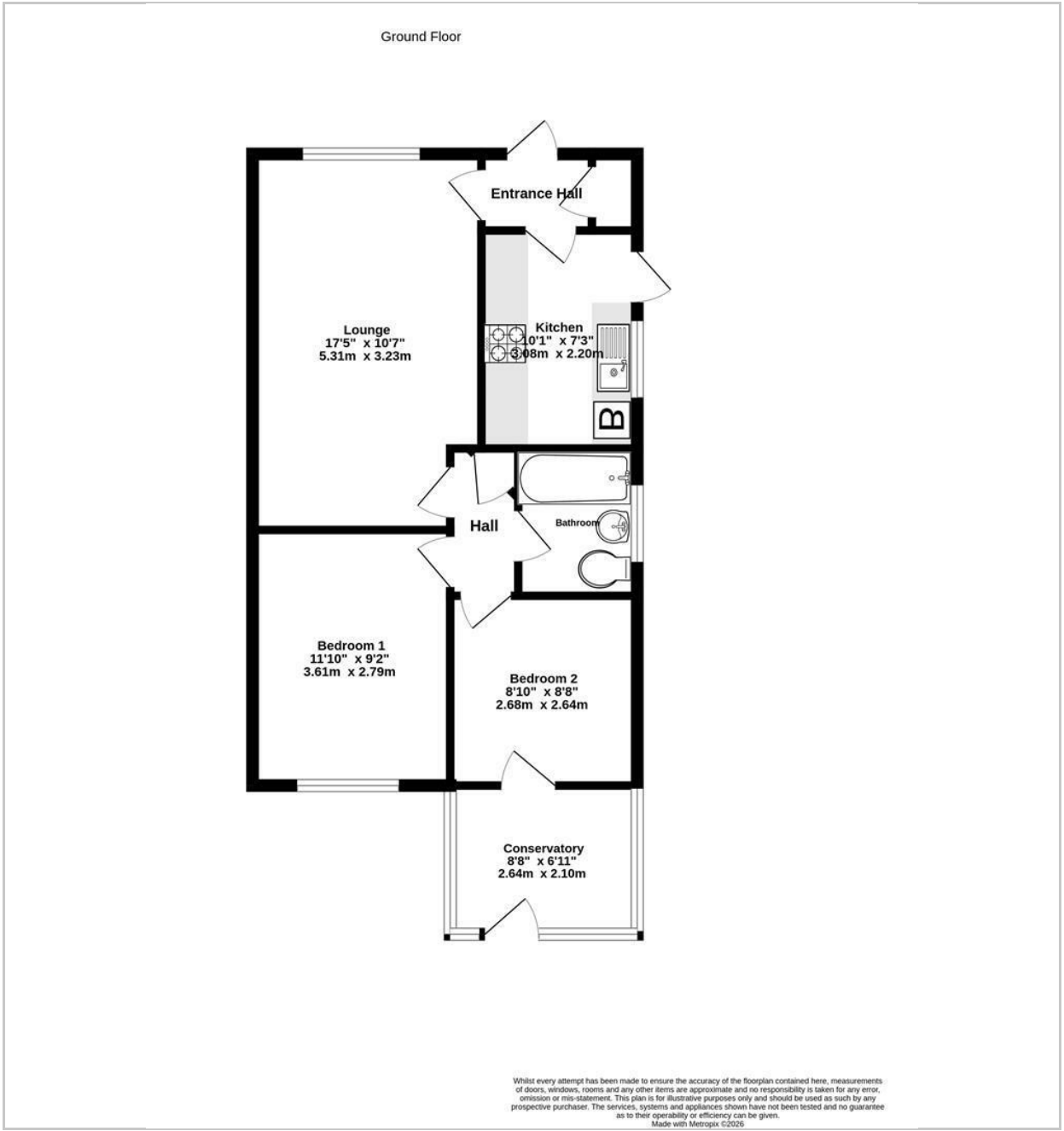
Conservatory
Door to garden, radiator

Bathroom
Double glazed window to rear, panelled bath with shower over, single sink, low level WC, part tiled walls, radiator.

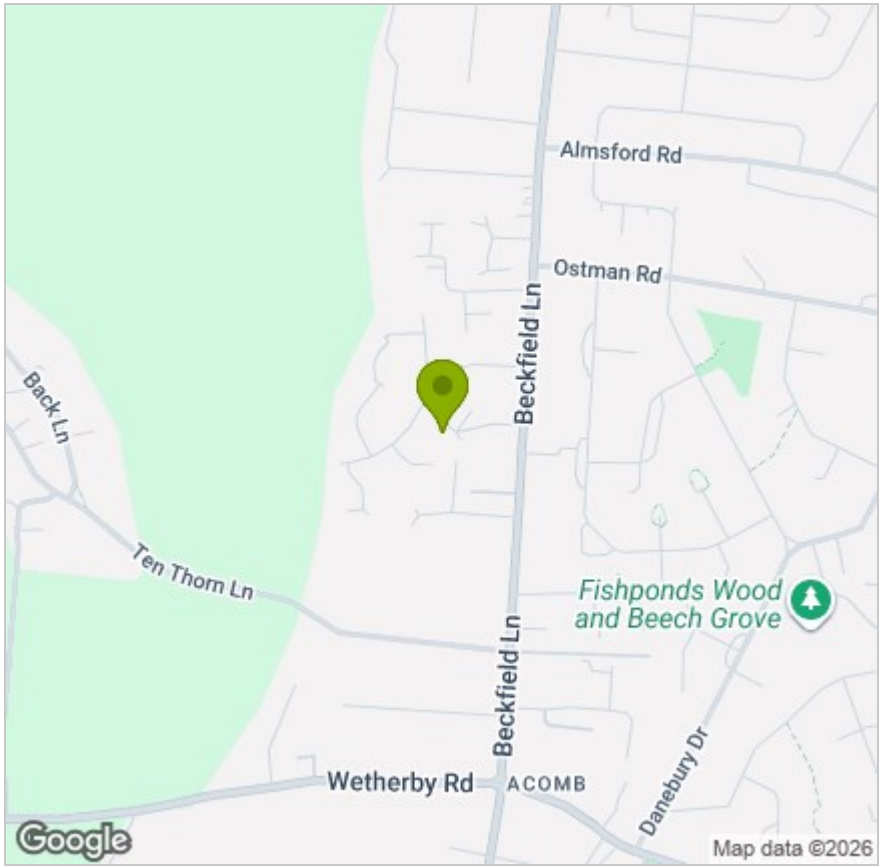
Outside
To the front is a low maintenance front garden and side drive providing off street parking. To the rear is a fully enclosed garden with planted borders and two timber sheds.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

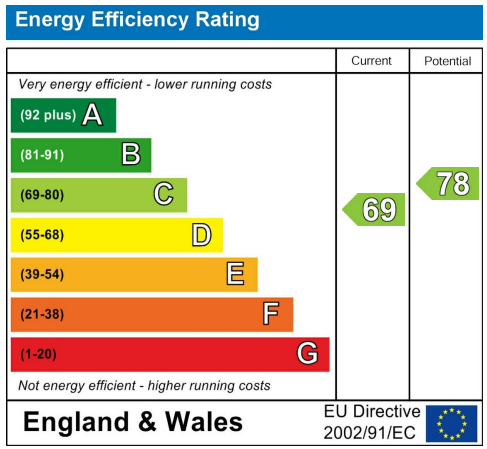
FLOOR PLAN



LOCATION



EPC



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