



65 Acomb Road  
York, YO24 4EP  
£190,000

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## NO ONWARD CHAIN – VIEWS OF HOLGATE WINDMILL – DESIGNATED PARKING

A delightful two-bedroom first-floor apartment set within an impressive period building, ideally positioned in the highly sought-after Holgate area. The property offers excellent access to York's historic city centre, Acomb Front Street, West Bank Park, the railway station and benefits from a frequent bus service into the city as well as a range of well-regarded schools.

Beautifully presented throughout, the apartment retains a wealth of character and features well-proportioned accommodation comprising: entrance hallway, living kitchen with an attractive bay window, two generously sized bedrooms, and a modern three-piece bathroom.

Externally, residents can enjoy the use of well-maintained communal gardens, a useful brick-built store, and the convenience of designated parking. The property further benefits from gas central heating.

An ideal purchase for a wide range of buyers, this delightful home is not to be missed. Early viewing is highly recommended - contact Churchills Estate Agents today.

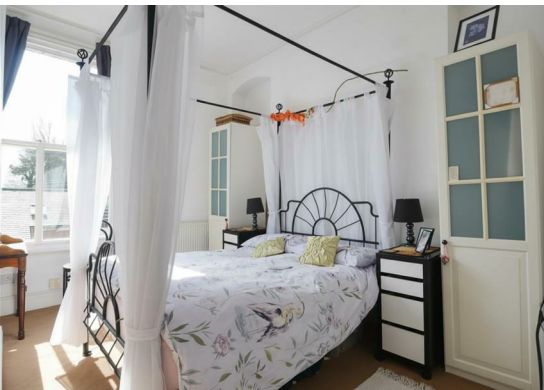
### Entrance Hallway

Slide sash window to front, entrance door, double panelled radiator, vinyl flooring, wall mounted gas combination boiler

### Kitchen/Living Room

14'10" x 11'13" (4.52m x 3.35m)

Original bay window to side, double panelled radiator, engineered wood flooring, fitted wall and base units with stainless steel sink and draining board, gas hob and electric oven, built-in fridge/freezer and washing machine, ceiling rose, coving and power points





### **Bedroom 1**

13'4" x 12' (4.06m x 3.66m)

Window to side, double panelled radiator, carpeted flooring and power points

### **Bedroom 2**

10'3" x 6'7" (3.12m x 2.01m)

Slide sash window to front, double panelled radiator, carpeted flooring, power points

### **Bathroom**

Opaque slide sash window to front, panelled bath with shower head over, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, double panelled radiator, extractor fan

### **Outside**

Communal gardens with designated parking space and storage areas.

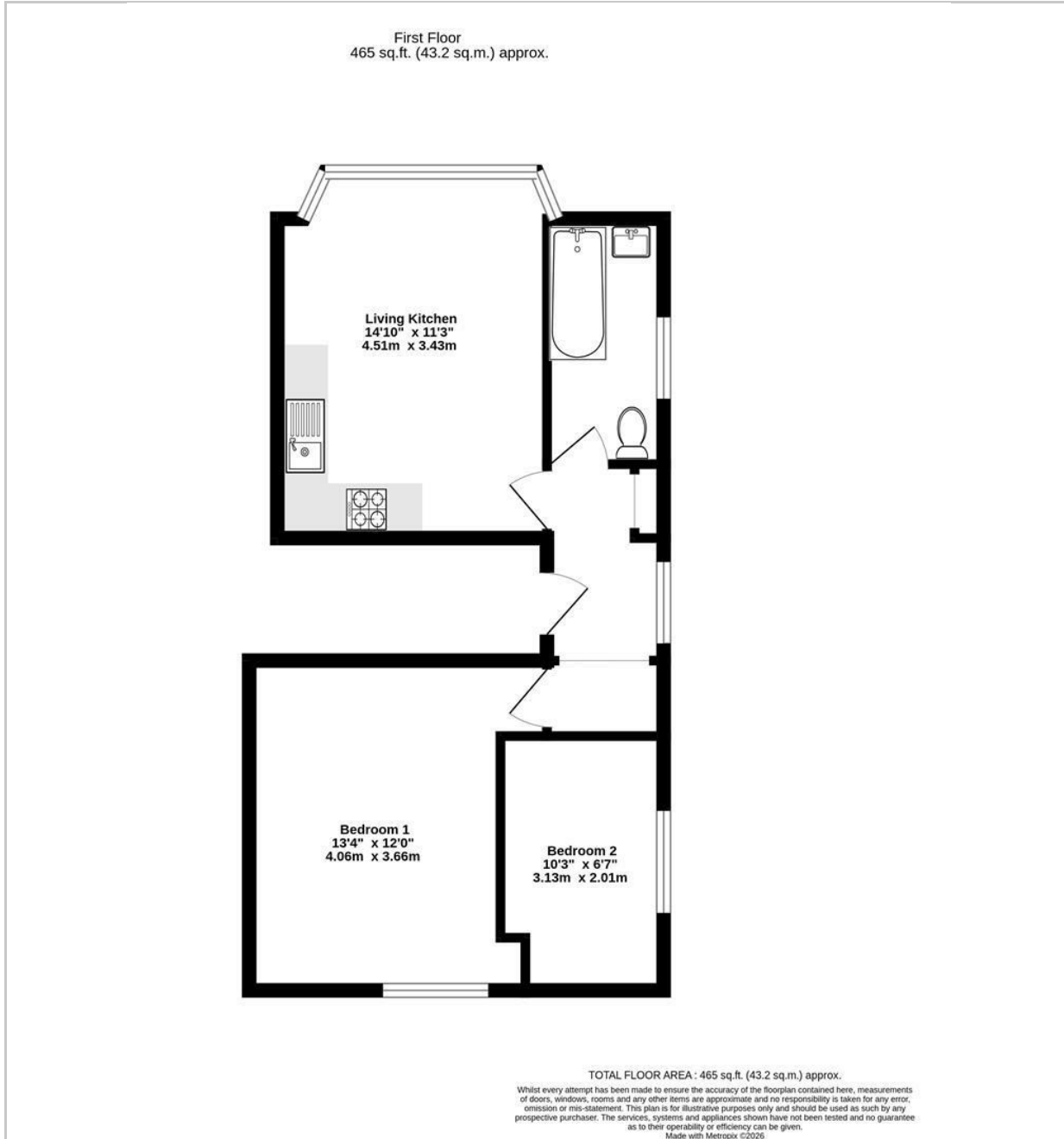
Lease and service charges to be advised.

### **Agents Note**

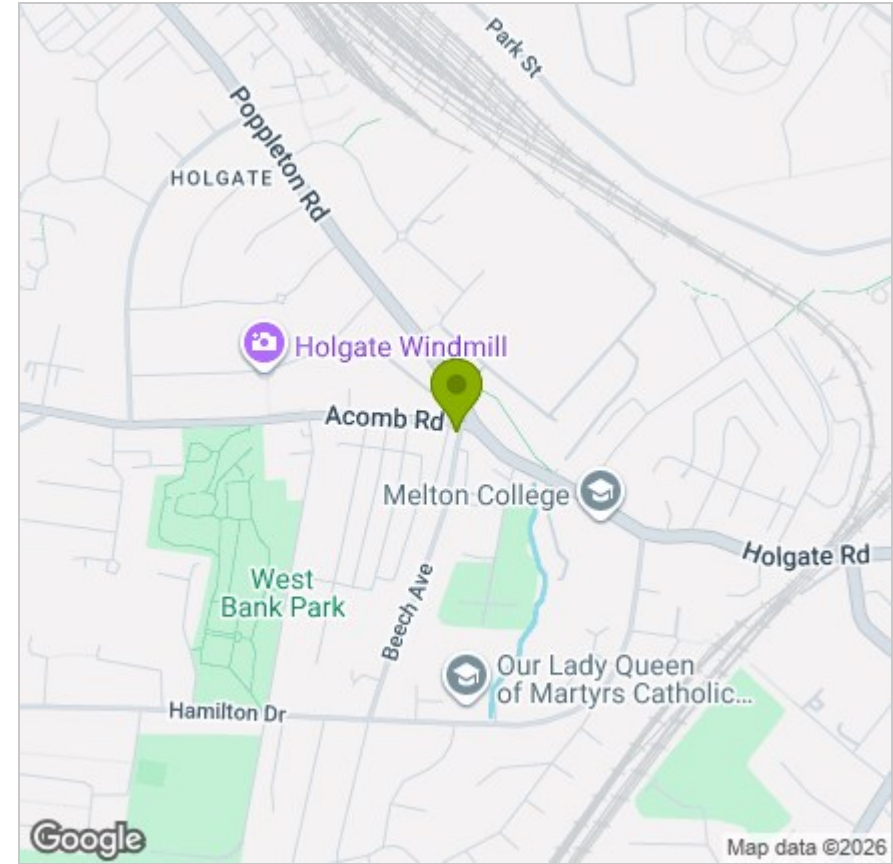
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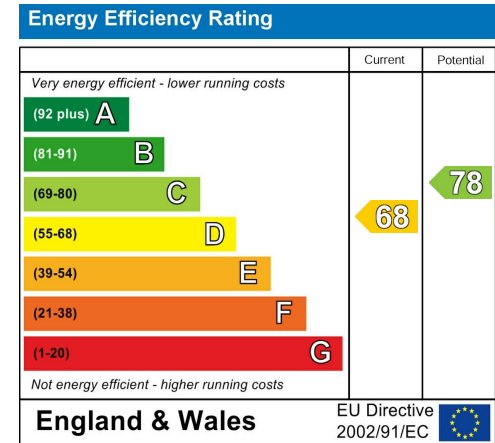
## FLOOR PLAN



## LOCATION



## EPC



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