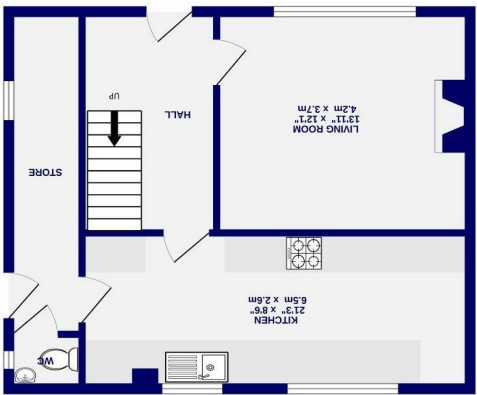


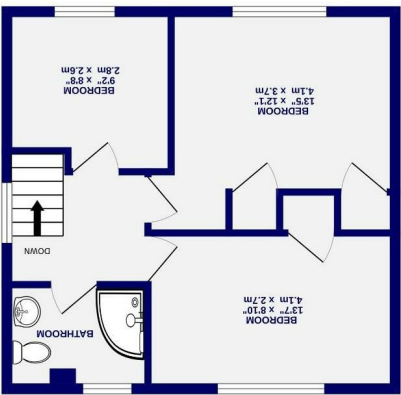
Viking Road
, York
YO26 5EL

Freehold
Council Tax Band - A

- Spacious Three Bedroom Semi Detached
- Contemporary Fitted Kitchen
- Immaculately Presented Throughout
- Bright And Generous Living Room
- Steel Frame Construction Property
- Downstairs WC And Store Room
- Popular Residential Area Of Acomb
- Generous Rear Garden
- Driveway Parking For Multiple Vehicles
- EPC C



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee as to their operation.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

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£270,000

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Located within the popular residential area of Acomb, is this beautifully presented three-bedroom semi detached offering spacious living and a generous rear garden. Immaculately maintained and updated by the current owners, this property would make a wonderful first home or family home. Viking Road is ideally situated for the varied amenities available on Beckfield Lane, benefits from regular bus services into York city centre and is within catchment for a range of well-regarded schools.

Internally, the property opens into a bright and welcoming entrance hall which leads through to the generous living room. A large front-facing window allows natural light to flood the space, creating a warm and inviting atmosphere. Positioned to the rear of the property is the contemporary kitchen, enjoying pleasant views over the garden through two windows. Fitted with an extensive range of shaker-style base units, complemented by light worktops and a stylish splashback, the kitchen offers both practicality and style. A side door leads to a useful downstairs WC and a substantial store room, with further access to the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom and second double bedroom both benefit from built-in storage, whilst the beautifully presented house bathroom is fitted with a corner shower enclosure and vanity unit.

Externally, the rear garden is particularly generous in size, being predominantly laid to lawn with a gravelled patio seating area and useful garden shed. To the front, there is driveway parking for multiple vehicles.

Sure to be popular amongst a range of purchasers, early viewing is highly recommended.

Please note the property is of steel frame construction. Buyers requiring mortgage finance are advised to discuss lending options with their mortgage adviser or broker prior to making an offer.

