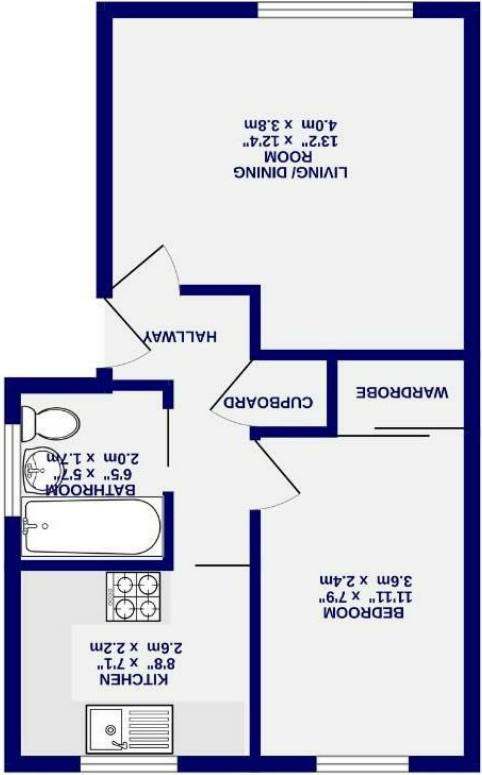




Portal Road Acomb, York YO26 6BQ

Leasehold
Council Tax Band - A

- Ground Floor Apartment
- One Bedroom
- Beautifully Presented
- Stunning Backdrop
- Private Parking
- Popular Residential Setting
- Ideal First Home
- EPC - C



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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.

Portal Road
Acomb, York
YO26 6BQ

£170,000



Located in the popular residential area of Acomb, this beautifully presented one bedroom ground floor apartment enjoys a peaceful position at the head of a private cul-de-sac, with stunning views over open farmland to the rear. Immaculately maintained throughout, the property offers an ideal opportunity for first-time buyers or those seeking a quiet, low-maintenance home. Residents also benefit from shared gardens and allocated parking.

Perfectly placed for a range of local amenities, the property is within walking distance of shops, cafés, and regular bus connections to York city centre, as well as convenient access to the Outer Ring Road for travel further afield.

Accessed via its own private entrance, the apartment opens into a spacious hallway leading through to a bright and airy living room, where a large front window allows natural light to fill the space. To the rear sits a beautifully updated kitchen, fitted with a range of shaker-style wall and base units, oak-effect worktops, and a stylish tiled splashback. An induction hob, electric oven, and space for freestanding appliances complete the room.

The double bedroom benefits from built-in storage, while the modern three-piece bathroom is finished with contemporary fittings.

Externally, the property enjoys well-maintained communal gardens to the front and rear, with the rear garden offering particularly lovely countryside views. With its peaceful setting and immaculate presentation, early viewing is highly recommended.

Leasehold
Length of lease- 958 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £360 per annum

Council Tax Band- A

