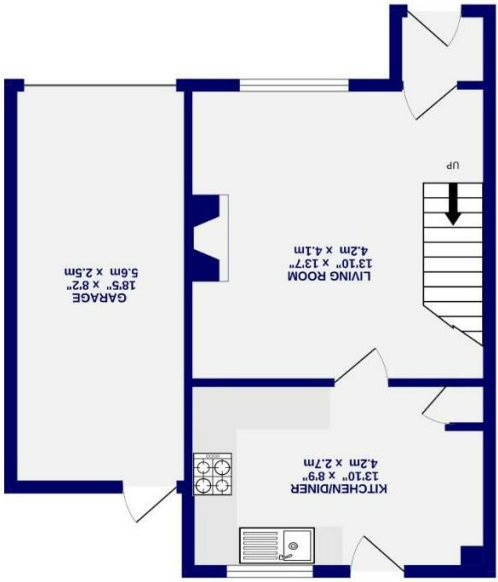




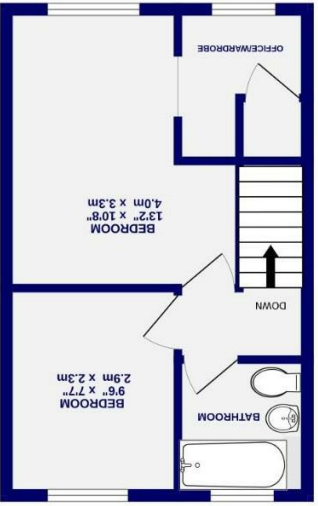
Acomb Wood Drive Woodthorpe, York YO24 2XN

Freehold
Council Tax Band - B

- Semi Detached Home
- Two Bedrooms
- Popular Area
- Well Presented Throughout
- Garage & Driveway
- Private South Facing Garden
- Perfect First Home
- EPC D



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements of rooms and any other areas and are responsible to them 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 plan is to be taken with the property and not as a guarantee as to their accuracy.
Made with Mapbox, 2020.

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.

Acomb Wood Drive
Woodthorpe, York
YO24 2XN

Offers Over £295,000

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Located in the popular residential area of Woodthorpe, this well-presented two-bedroom semi-detached home has been recently redecorated and benefits from new carpets throughout, making it ready to move straight into. Ideally suited to first-time buyers or investors, the property is well placed for a range of local amenities and offers easy access into York city centre via regular transport links.

Internally, the property opens into an entrance hall leading through to a spacious lounge, with a large bay window (with newly installed windows) allowing light to flood through. To the rear is a kitchen/dining room fitted with a range of shaker style wall and base units, providing good storage and space for dining.

To the first floor are two double bedrooms, with the principal bedroom benefiting from additional space, ideal for use as a dressing area or home office. A three-piece house bathroom completes the accommodation.

Externally, the property enjoys a south-facing rear garden, laid to lawn and patio, offering a great space for outdoor seating and private in nature. To the front, there is off-street parking for multiple vehicles via a driveway, along with a single garage providing further storage.

