



Middleton Road  
Acomb, York  
YO24 3AP

£290,000



Nestled in the popular residential area of Acomb, just to the west of York city centre, is this beautifully presented three-bedroom mid-terrace home, offering modern living with the added benefit of a fully fitted salon within a separate outbuilding to the rear. Ideal for first-time buyers, families, or those looking to run a business from home, this property is both stylish and versatile.

The welcoming entrance hall, leading through to a spacious reception room bathed in natural light from a large bay window to the front. To the rear is a stunning open-plan kitchen diner, fitted with a contemporary range of wall and base units, sleek worktops, and ample space for dining, with French doors opening out to the garden, creating a perfect setting for both everyday living and entertaining. A useful storage cupboard completes this space. Externally accessed, there is a modern tiled WC, ideal for guests when entertaining outdoors in the warmer months, with potential to be incorporated into the main house subject to the necessary works.

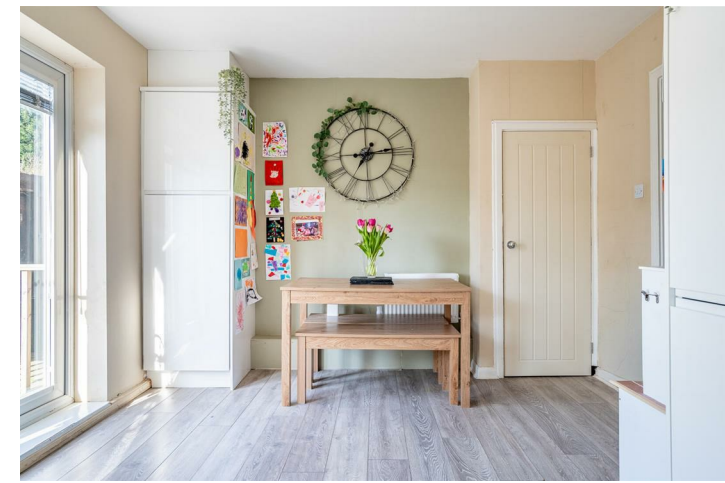
To the first floor are three well-proportioned bedrooms, a generous landing, and a stylish four-piece modern family bathroom,

Externally, the property sits on a generous plot with driveway parking for multiple vehicles to the front. The south-west facing rear garden has been tastefully landscaped with patio and lawn areas, perfect for relaxing and enjoying the sun throughout the day.

A standout feature of this home is the fully functioning salon and bar area within a separate garden building, offering an excellent opportunity for those looking to run a business from home. Alternatively, this versatile space could be adapted to suit a variety of uses, such as a home office, studio, snug, or converted back to a garage.

With its modern finish, flexible layout, and sought-after location, this is a fantastic opportunity not to be missed.

A viewing is highly recommended to fully appreciate all that is on offer.





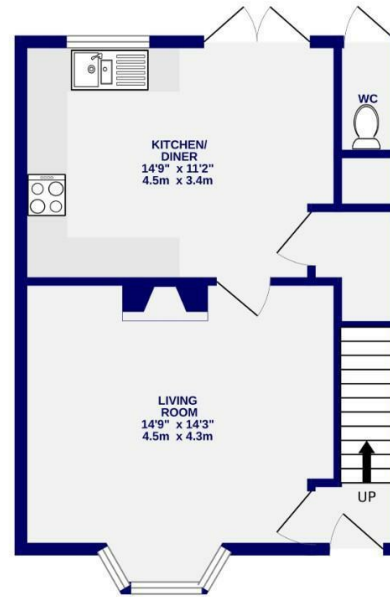
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Freehold  
Council Tax Band - B

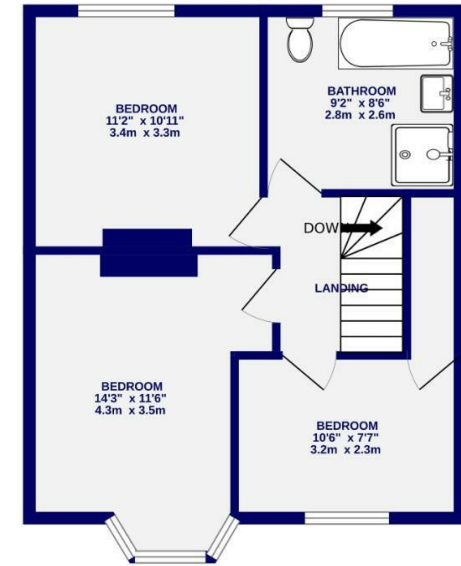
- Three Bedroom Mid Terrace Home
- Stunning Open Plan Kitchen Diner
- Popular Acomb Residential Location
- Bright Living Room With Bay Window
- Ideal Home And Business Opportunity
- Stylish Family Bathroom
- South West Facing Rear Garden
- Driveway Parking For Multiple Vehicles
- Fully Fitted Salon Outbuilding
- EPC D

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GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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