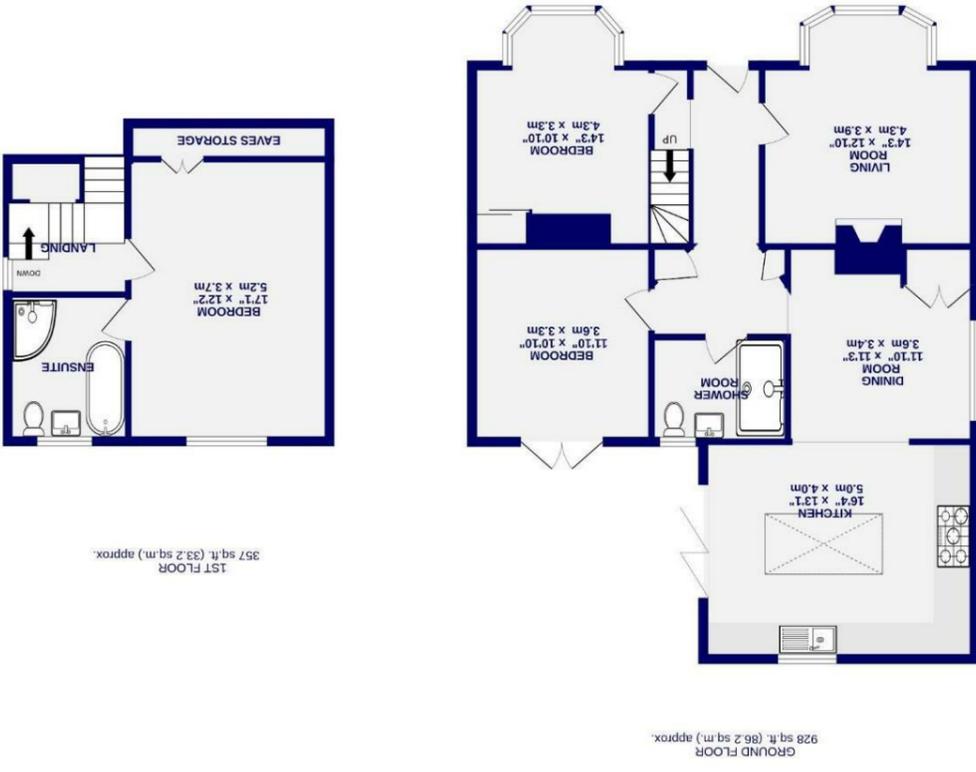


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC D
  - No Onward Chain
  - Driveway & Garage
  - Sought After Residential Area
  - Kitchen Diner
  - Two Reception Rooms & Open Plan
  - Three Bedrooms
  - Detached
  - Extended Dormer Bungalow
- Freehold  
Council Tax Band - C
- # Malvern Avenue Acomb, York YO26 5SF

What every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other items are contained in the particulars. It is included in the particulars as part of the overall information and is not intended to be used as a guide only and are not precise. The land is the responsibility of the vendor and should be used as such by the purchaser or tenants. The land is the responsibility of the vendor and should be used as such by the purchaser or tenants. The land is the responsibility of the vendor and should be used as such by the purchaser or tenants. The land is the responsibility of the vendor and should be used as such by the purchaser or tenants.



# Malvern Avenue

Acomb, York

YO26 5SF

£450,000



Located in the popular residential area of Acomb, to the west of York, this exceptional extended dormer bungalow has been renovated to a high standard with a no expense spared approach. Offered with no onward chain, the property is ready to move into and would make a fantastic family home, thanks to its proximity to well-regarded local schools, or a superb option for those looking to downsize.

Internally, the home opens into a welcoming entrance hall featuring original wall panelling, which leads through to a bright and spacious sitting room at the front of the property, complete with a large bay window. The heart of the home is the stunning extended kitchen/living/dining area, offering an impressive amount of space and storage with shaker style wall and base units. Bifold doors and a large sky light flood the room with natural light, creating a beautifully open and inviting space.

The ground floor also includes two well proportioned double bedrooms and a stylish, low maintenance three piece shower room. Upstairs, the principal bedroom occupies the entire first floor, boasting generous storage and a luxurious four piece ensuite bathroom.

Externally, the property sits on a substantial plot and benefits from a particularly large and beautifully maintained rear garden. The garden features both patio areas and landscaped flowerbeds, as well as a substantial summerhouse positioned to the rear. Its elevated position offers far reaching views across York. To the front, there is a second garden area, off street parking via a private driveway, and access to a single garage.

Council Tax Band- C

