Ashtons

The Green, Acomb, York, YO26 5LL

The Green
Acomb, York
YO26 5LL

Offers Over £240,000

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A well presented two bedroom terrace property, tucked away in a quiet lane and benefiting from generous living accommodation, allocated parking and solar panels.

The property is ideally located just moments from the popular Acomb Green, with a range of local amenities close by including the shops and facilities of Acomb. There is also easy access into York city centre, together with convenient routes to the ring road and wider road network.

The accommodation briefly comprises an entrance hall leading into a generous lounge/diner, featuring a bow window and useful storage cupboards. To the rear is a fitted kitchen with built in oven, hob and extractor, together with a door providing access to the rear courtyard.

To the first floor are two good sized bedrooms, both enjoying views towards the neighbouring St Stephen's Church, along with a three piece bathroom with white suite and a useful storage cupboard on the landing.

Externally, there is a small rear area providing space for the recycling and refuse bins, with access through to the allocated parking space.

The property further benefits from electric central heating, full double glazing and solar photovoltaic panels.

An excellent opportunity for both owner occupation and investment, with the potential for a good long-term rental income. For further information regarding the rental potential, please contact the office.

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The Green
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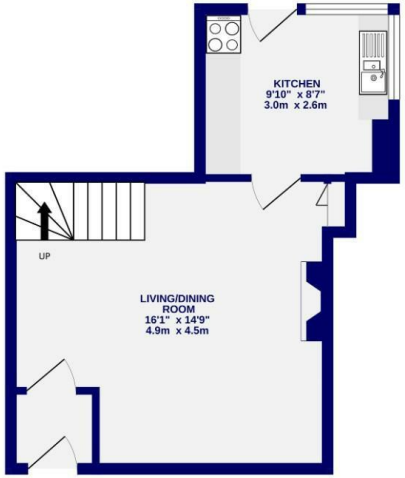
YO26 5LL

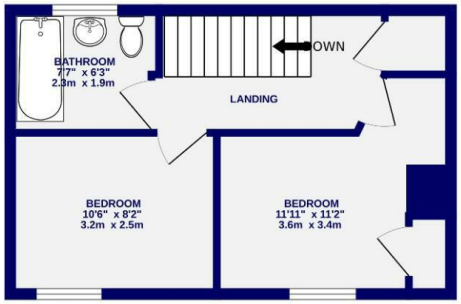
Freehold
Council Tax Band - A

- Two Bedroom Terrace Property
- Quiet Lane Location
- Generous Lounge/Diner
- Fitted Kitchen With Integrated Appliances
- Electric Central Heating And Double Glazing
- Solar Photovoltaic Panels
- Allocated Parking Space
- EPC D

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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/stores 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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Ashtons

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