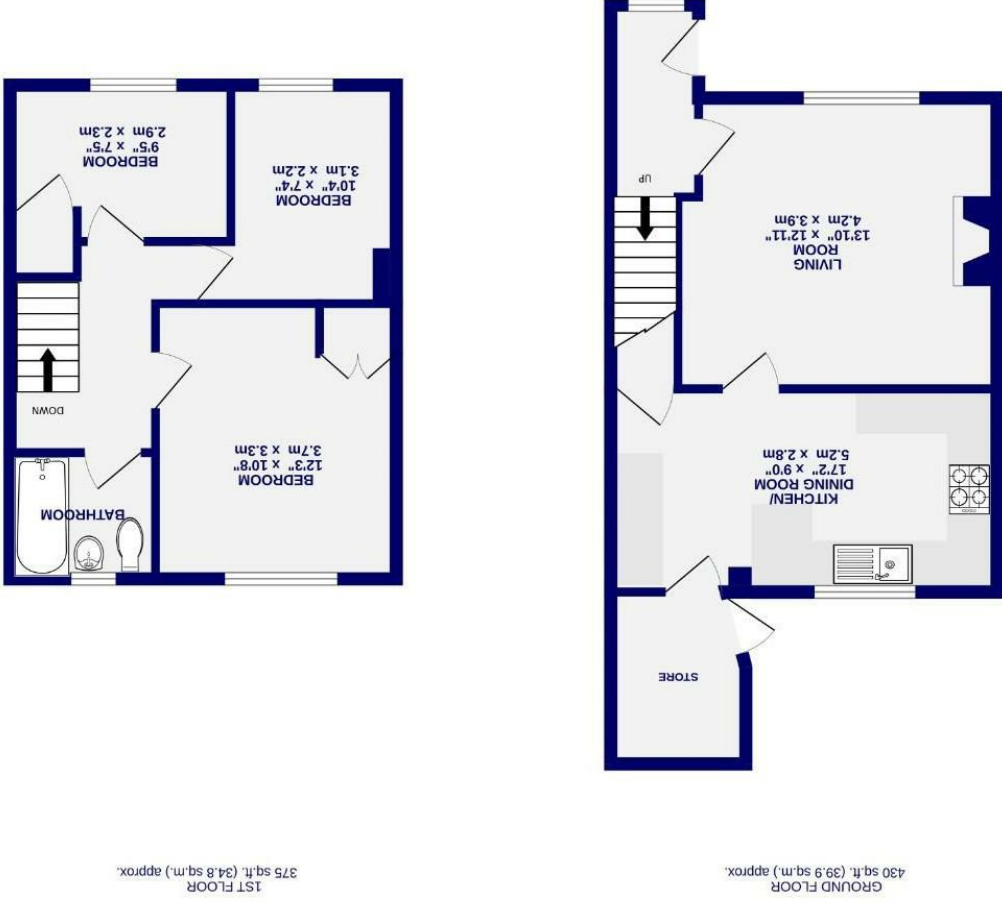


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 865 sq ft (74.7 sq m.) approx.
 These every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other areas are approximate. It is recommended that purchasers visit the property to view the overall floor area and measurements in hand for any inspection or measurement. The plan is illustrative and should be used as a guide only. Appliances shown have not been tested and are shown as to their operability. Made with MetreX 3.0.25



Lindsey Avenue Acomb, York YO26 4RJ

Freehold
 Council Tax Band - B

- End Terrace House
- Three Bedrooms
- Popular Residential Area
- No Onward Chain
- Spacious Garden
- Ideal Family Home
- Kitchen Diner
- EPC C



Lindsey Avenue
Acomb, York
YO26 4RJ

Offers In The Region Of
£195 000



A well maintained three bedroom end-terraced home, ideally suited to first-time buyers or professionals, located in a popular residential area of Acomb to the west of York. The property enjoys a convenient position with easy access to the city centre and York railway station, both readily reachable on foot or by bicycle, as well as the varied amenities Acomb has to offer.

The accommodation is entered via a welcoming hallway which leads through to a spacious living room. To the rear sits a spacious kitchen fitted with a range of wall and base units, ample worktop space and room for freestanding appliances. A useful store room is located to the rear of the property and provides access out to the garden. To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Externally, the property is complemented by an attractive rear garden, with the added benefit of parking.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band B

