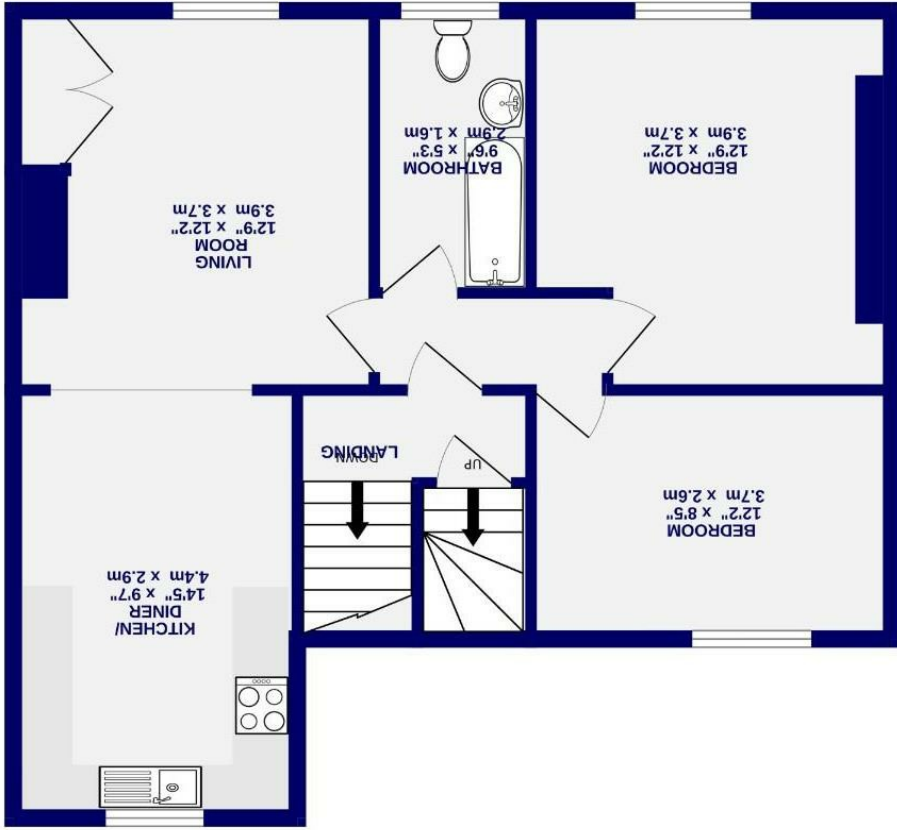


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

While every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other areas and dimensions, it is not intended to be used as a guide for any prospective purchaser. The 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation. Made with Microsoft Excel.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.

- First Floor Apartment
- Two Bedrooms
- Brand New Howdens Kitchen
- Open Plan Living Kitchen Diner
- Turn Key Home
- New Electrics & Plumbing
- Access To Communal Rear Yard
- Character New Sash Windows
- Close To Local Amenities
- EPC C

Council Tax Band - A

Front Street Acomb, York YO24 3BR



Front Street
Acomb, York
YO24 3BR

£220,000



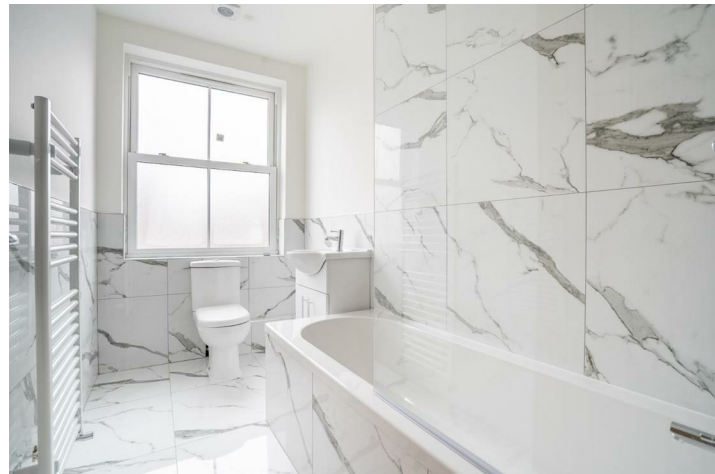
Ashtons Estate Agents are pleased to present this beautifully refurbished apartment offering well-balanced and contemporary accommodation. Situated within the highly sought-after Acomb area, this immaculate two-bedroom first floor apartment is ideally placed close to a superb range of local amenities including established shops, supermarkets, cafés, bars, and eateries, along with convenient transport links into York city centre.

The layout comprises a bright living space, two generous bedrooms, a modern bathroom with shower over bath, and a brand-new Howdens kitchen fitted with integrated appliances. Finished in a neutral and modern style throughout, the apartment is ready for immediate occupation.

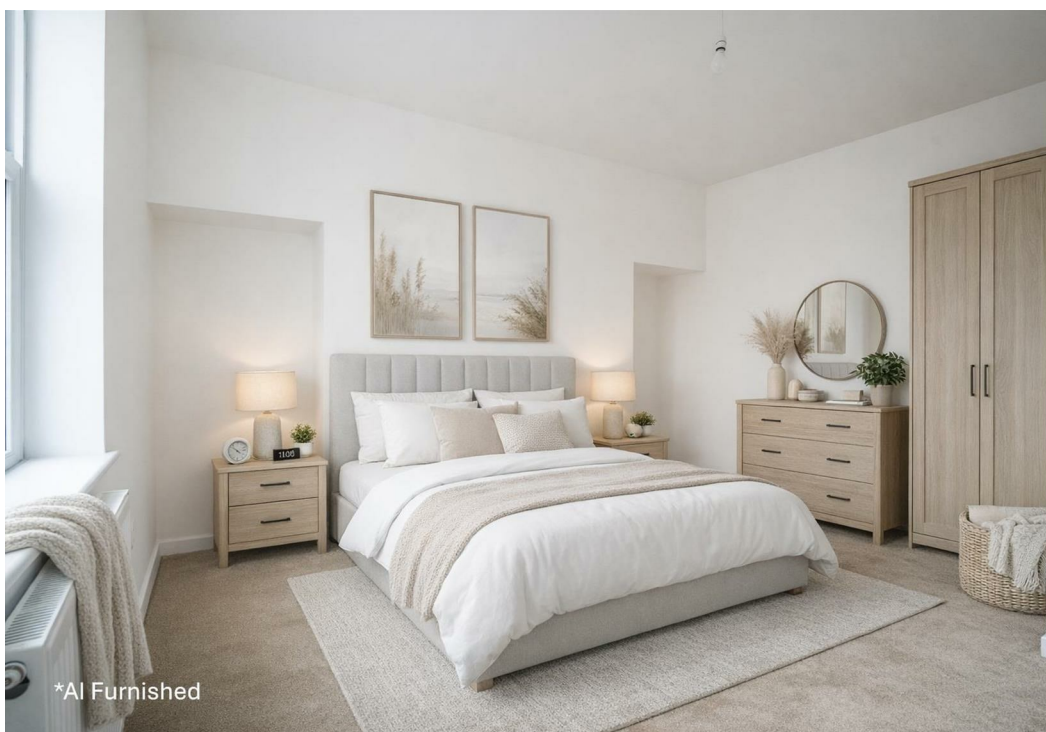
The wider building has undergone a full, top-specification refurbishment, including new double-glazed sash windows, upgraded electrics and plumbing, new plasterwork, new carpets, and fresh decoration. The result is a high-quality home that successfully blends period charm with modern living in a prime residential location.

Leasehold
Leasehold – 999 year length
Ground rent – £0
Maintenance – Shared between 3 flats

Council Tax Band A



*AI Furnished



*AI Furnished



*AI FURNISHED