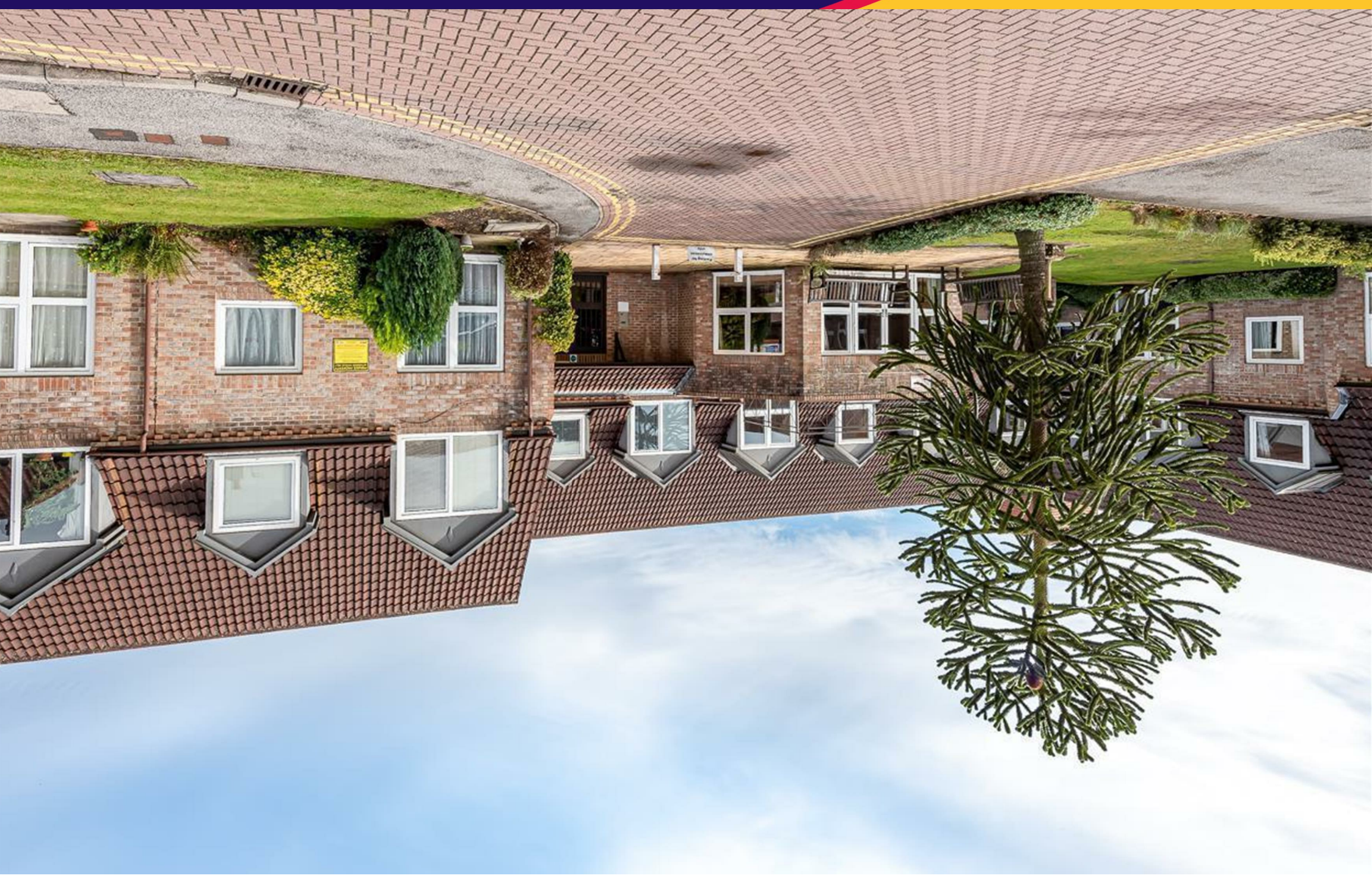
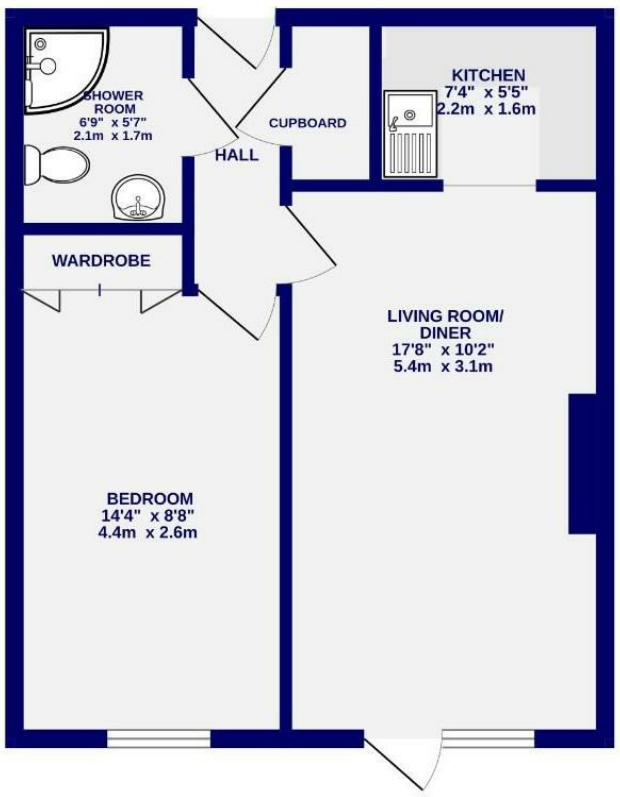


Front Street
Acomb, York
YO24 3DW

Leasehold
Council Tax Band - A

- Delightful One Bedroom Ground Floor Apartment
- Part Warden Assisted
- Communal Activities Available
- Open Plan Kitchen Living Space
- Patio Door To The Communal Garden
- Tranquil Retreat
- A Short Stroll To Popular Local Amenities
- EPC C

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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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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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Front Street
Acomb, York
YO24 3DW

£130,000

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Set within the highly regarded Vyner House, this attractive one-bedroom ground-floor apartment offers a calm and comfortable lifestyle exclusively for residents aged 55 and over. Positioned on Acomb Front Street, the development enjoys excellent access to a wide range of local amenities, including a supermarket, GP surgeries, pharmacies, a library, and regular bus services providing convenient links to York city centre.

Accessed via a secure communal entrance and quietly nestled to the rear of the development, which is overseen by a part-time warden, the apartment offers a sense of privacy and peace. The entrance hall leads into a bright open-plan living and dining space, flowing naturally into a well-equipped kitchen fitted with a range of wall and base units and complemented by contrasting worktops. Patio doors from the living area open onto views of the private garden, enhancing the feeling of tranquillity throughout the home.

The generously proportioned double bedroom provides a restful space and benefits from ample built-in storage. A modern shower room, along with a useful deep storage cupboard off the hallway, completes the accommodation.

The communal gardens form a peaceful retreat, thoughtfully designed for both relaxation and privacy. With a desirable south-facing aspect, the gardens enjoy plenty of natural light and feature well-maintained lawns, fruit trees, and several seating areas—ideal for quiet enjoyment or socialising with neighbours.

Vyner House offers independent living with added reassurance, supported by a part-time warden. Residents also benefit from a welcoming communal lounge and kitchen, laundry facilities, shared storage areas, and a lift serving all floors. On-site parking is available on a first-come, first-served basis.

Leasehold
Length of lease- 61 years remaining
Ground rent - £438.12 per annum
Service Charge- £1,880.00 per annum

Council Tax Band- A