

property on behalf of the vendor.

- ## Freehold Council Tax Band - A

389 sq. ft. (36.2 sq.m.) approx.

GROUND FLOOR

The Ground Floor Plan shows a rectangular layout. On the left is a large L-shaped area containing a Living Room (18'-0" x 10'-6"), a Dining Room (5.6m x 3.0m), and a Kitchen (3.8m x 2.8m). The Kitchen includes a sink, stove, and refrigerator. To the right of the Kitchen is a Bathroom (1.5' x 7'-6") and a Laundry Room. At the top center is an Entrance Hall with a staircase labeled 'Up' and an arrow pointing right. A front door is located on the right wall, leading from the Entrance Hall.

331 sq. ft. (30.8 sq.m.) approx.

1ST FLOOR

The 1st Floor Plan shows a rectangular layout. On the left is a large L-shaped area containing two Bedrooms (11'-0" x 9'-7" and 15'-0" x 9'-7") and a Bath (4.6m x 2.8m). To the right of the Bath is a Landing with a staircase labeled 'Down' and an arrow pointing up. At the bottom center is a Shower Room (6'-3" x 5'-7") with a door labeled '1.9m x 1.1m' leading to the Landing. A front door is located on the right wall, leading from the Landing.

Whiled every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other details are approximate. It is included in the guarantee to sell this 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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TOTAL FLOOR AREA - 721 sq. ft. (66.9 sq.m.) approx.



The Wandle
Acomb, York
YO26 5AL

£270,000

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Located in the popular residential area of Acre, to the west of York, is this spacious two-bedroom semi-detached home, set on a generous plot. Offering excellent scope for further extension, subject to planning, this property would make a wonderful family home or an ideal first purchase. It is conveniently positioned close to a range of local amenities and benefits from regular bus connections to York city centre and the train station, making early viewing highly recommended.

Internally, the property comprises an entrance hall leading to a bright and spacious living room with dual-aspect windows, allowing natural light to flood the space. The kitchen, located off the hall, features a range of wall and base units, ample worktop space, and some integrated appliances. As part of a conversion, there is a versatile utility space, which could also be used as a home office or dining area, with access directly to the rear garden.

On the first floor, there are two well-proportioned double bedrooms and a low-maintenance three-piece shower room with storage. The property sits on a generous plot, offering ample driveway parking to the front and a detached garage with power. The front garden is neatly presented, while the enclosed rear garden features low-maintenance patio and gravel areas, providing seating space and potential for further landscaping. A shed is also included for additional storage.

Offered with no onward chain, this property represents a fantastic opportunity and early viewing is highly recommended.

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