



126 Acomb Road
York, YO24 4EY
£190,000

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A STUNNING 1 BEDROOM FIRST FLOOR APARTMENT SET WITHIN THIS IMPOSING LARGE PERIOD PROPERTY IN THIS POPULAR LOCATION WITHIN WALKING DISTANCE OF THE CITY CENTRE AND CLOSE TO MANY LOCAL AMENITIES.

The property is entered via a secure large communal hallway with stairs to upper floors, has the benefit of electric heating and double glazing and provides bright and spacious living accommodation comprising entrance hall, large open plan living kitchen with separate sitting and dining areas and high quality modern fitted kitchen with integrated appliances, double sized bedroom at the rear and modern shower room/w.c. The property has bike/bin storage areas.

An internal viewing is highly recommended.

Hall

Entrance door. Doors leading to

Open Plan Living Kitchen

20'4" x 14'6" (6.20m x 4.42m)

A bright and spacious reception room with sitting and dining areas with window to rear. Modern fitted kitchen with base and wall units and work surfaces, sink unit, integrated appliances including oven, hob, fridge/freezer and washing machine

Bedroom

12'5" x 9'5" (3.78m x 2.87m)

Windows to 2 aspects, recess for wardrobe hanging area

Shower Room

Modern white suite with large walk in shower, wash hand basin and w.c.

Lease/Service Charge

250 years from 1 January 2019

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under



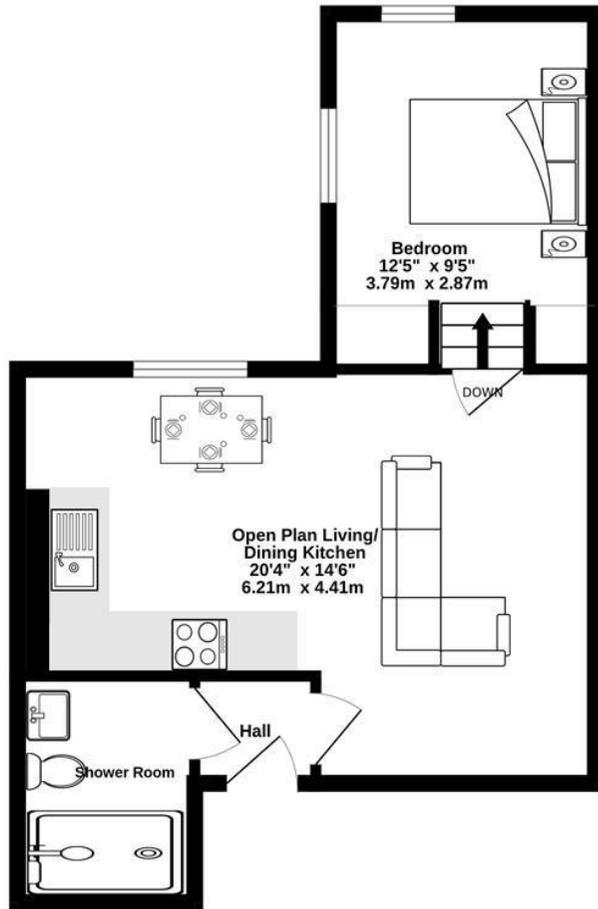


Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



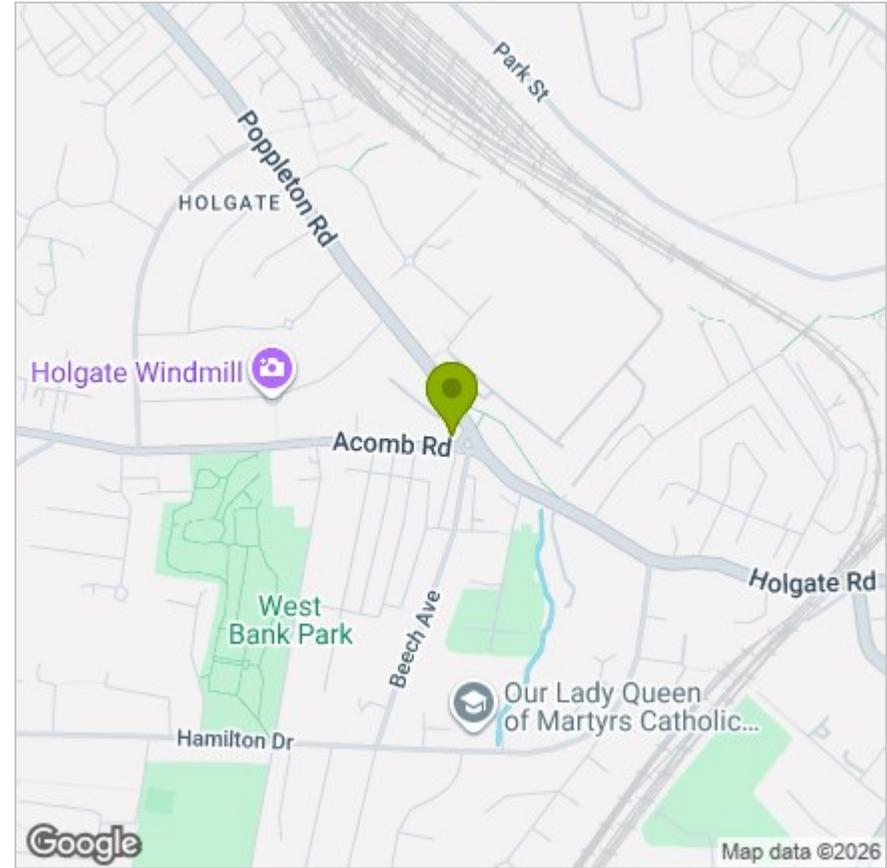
FLOOR PLAN

Ground Floor
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.