




Flat 2 128 Acomb Road Acomb Road  
York, YO24 4HA  
Guide Price £180,000

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A large one double bedroom apartment with private courtyard, part of this striking period building located close to York city centre, Acomb front street and West Bank park. Suiting a variety of buyers including first time buyers or rental/holiday rental investors, this ideal property benefits from uPVC double glazing and modern electric heating. It comprises; large open plan living/kitchen with fitted appliances, inner hallway, 13ft double bedroom, large four piece house bathroom, internal storeroom. To the outside is a private paved courtyard as well as communal areas for bike and bin storage and on street car parking is available. An accompanied viewing of this superb property is highly recommended,

### Lounge/Dining Area

uPVC window to rear, composite entrance door, laminate flooring, wall mounted electric heater, TV and power points

### Kitchen Area

Fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, built-in oven and hob, integrated fridge/freezer, washing machine, laminate flooring, power points, recessed spotlights

### Inner Hallway

Carpeted flooring, large walk-in storage cupboard with hot water cylinder, power points

### Bedroom

uPVC window to side, carpeted flooring, wall mounted electric heater, power points

### Bathroom

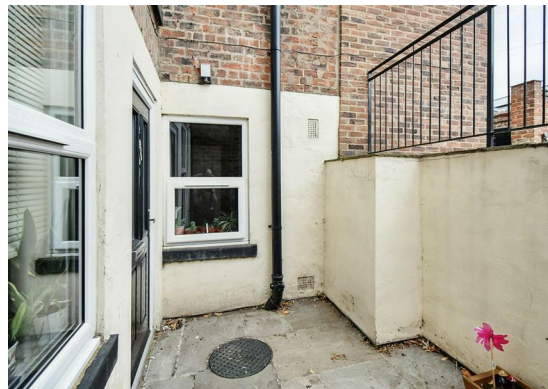
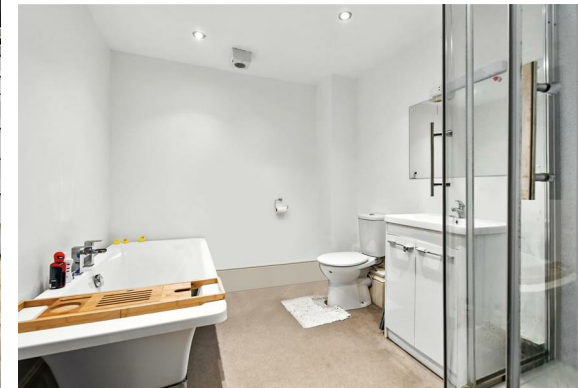
Free standing bath with mixer taps, corner shower cubicle, wash hand basin, low level WC, vinyl flooring, recessed spotlights, towel radiator

### Outside

Paved courtyard, shared bike and bin storage.

### Lease and Service Charge

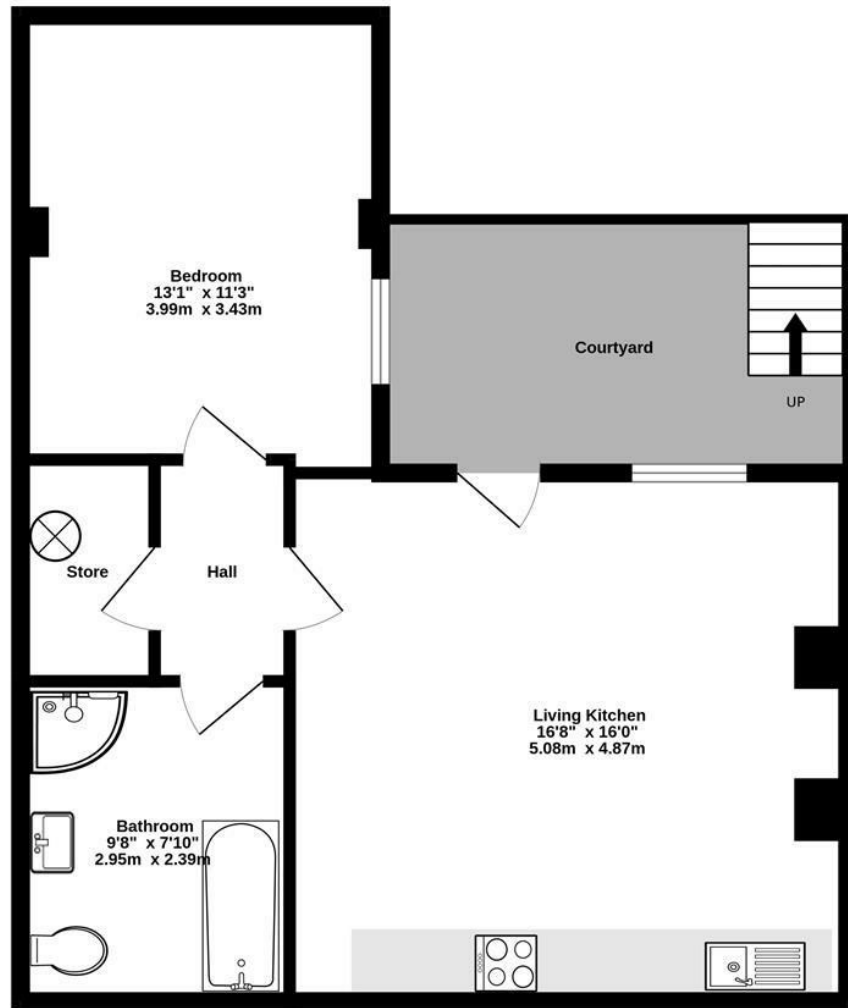
To be advised





## FLOOR PLAN

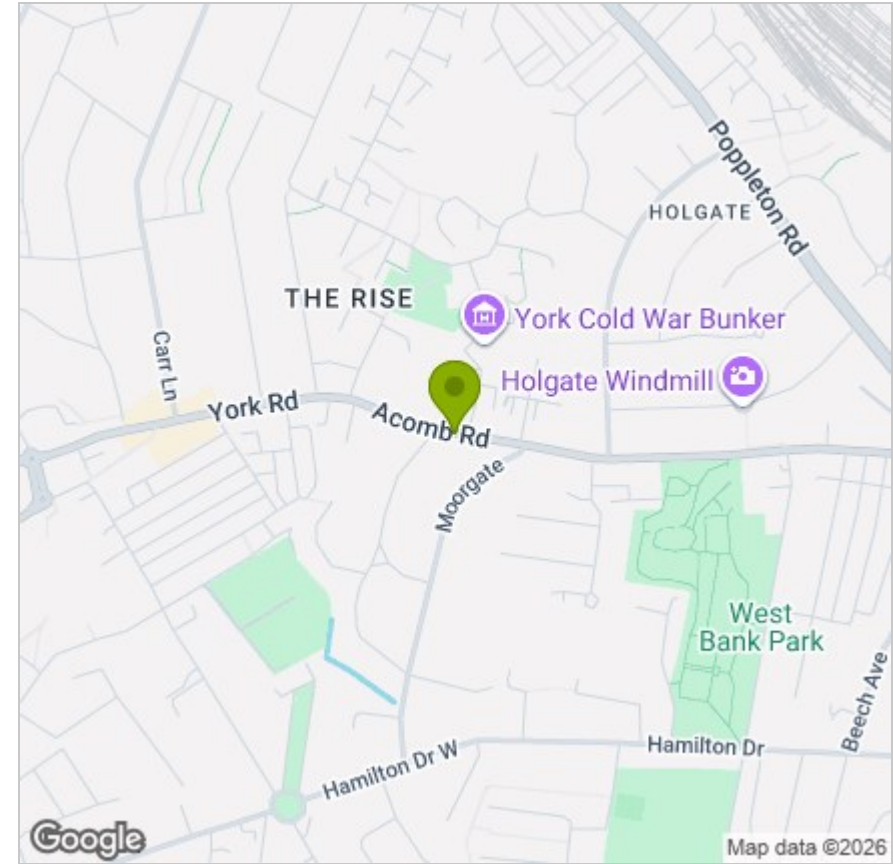
Ground Floor  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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