



4 Green Lane Acomb

York, YO24 3DB

Offers In The Region Of £140,000

**NO FORWARD CHAIN! IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY!**

We as Agents are delighted to have the opportunity to present to the market this spacious one bedroom ground floor apartment with separate bike store. The property is located to the West of York on Green Lane, close to Acomb's bustling high street and it's array of local amenities. The property has the benefit of uPVC double glazing and central heating and briefly comprises: Large entrance vestibule, kitchen with fitted wall and base units, living room with a large walk in storage cupboard as well as two uPVC windows to the front offering plenty of natural light, a spacious bedroom and an en-suite shower room complete the internal accommodation. A handy bike and bin store is located adjacent to the property. An early viewing on this property is highly recommended!

### **Entrance Hall**

uPVC door to entrance hall, single panelled radiator. Carpet.



### **Kitchen**

uPVC window to side, fitted wall and base units.

### **Living Room**

Two uPVC windows to front, storage cupboard, double panelled radiator, power points. Carpet.

### **Bedroom**

uPVC window to front, single panelled radiator, power points. Carpet.

### **En suite**

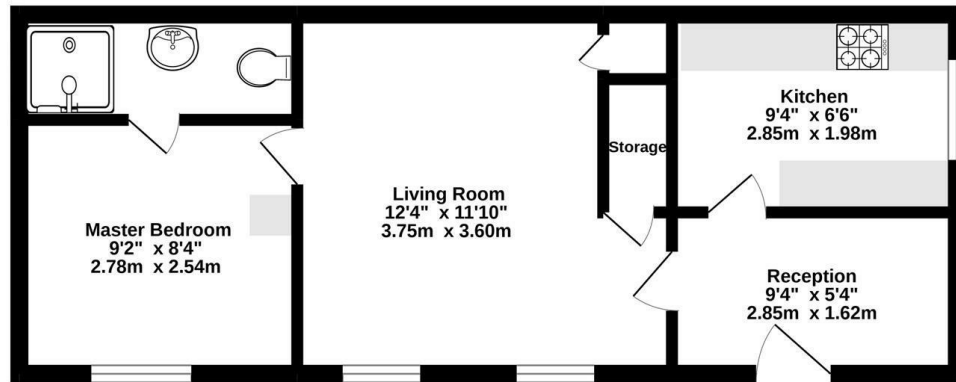
Three piece suite comprising shower cubicle, hand wash basin and W.C.





# FLOOR PLAN

Ground Floor  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 364 sq.ft. (33.8 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>		<b>67</b>	<b>78</b>
(55-68) <b>D</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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