



3 Katies House, 50 Beaconsfield Street Acomb
, YO24 4ND
£225,000

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Situated just behind Front Street, Churchills are pleased to offer to the market this well presented two double bed roomed apartment.

For sale is this impressive apartment which is part of this conversion just a short stroll from the well served area of Front Street Acomb which is well served by local shops, schools, amenities and is on an excellent bus route into York as well as easy access into York city centre and the outer ring road. Accessed via a communal entrance the property comprises good sized entrance hallway, large lounge flooded with natural light, excellent kitchen fitted with modern units complemented by contrasting splashbacks and finished to a high standard, two double bedrooms, the principal bedroom is a wonderfully light and spacious room with ample space for remaining storage and family bathroom. To the outside is a dedicated bike storage and on street parking. This is an ideal home for first time buyers, downsizers, or investors alike.

Viewing is highly recommended to fully appreciate the quality and space the apartment has to offer.

Entrance Hall

Laminate flooring, central heating radiator

Lounge

Two windows to front elevation, cupboard housing the gas combination boiler (the boiler was installed in October 2023), spotlights to ceiling

Kitchen

Excellent range of base and wall mounted units, tiled splashbacks, electric oven, ceramic hob, one and a half bowl sink with mixer tap, spotlights to ceiling, plumbing for automatic washing machine and also for a dishwasher, tiled flooring

Bedroom 1

Window to front and side elevation, central heating radiator, spotlights to ceiling





Bedroom 2

Window to side, central heating radiator

Bathroom

Panelled bath with shower over, wash hand basin set in vanity unit, low level W.C., part-tiled walls and tiled floor, extractor fan, spotlights to ceiling

To the outside

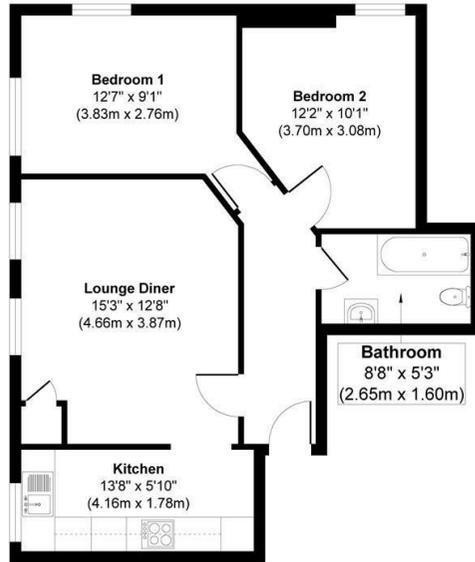
Bike storage and on street parking

Agents Note:



FLOOR PLAN

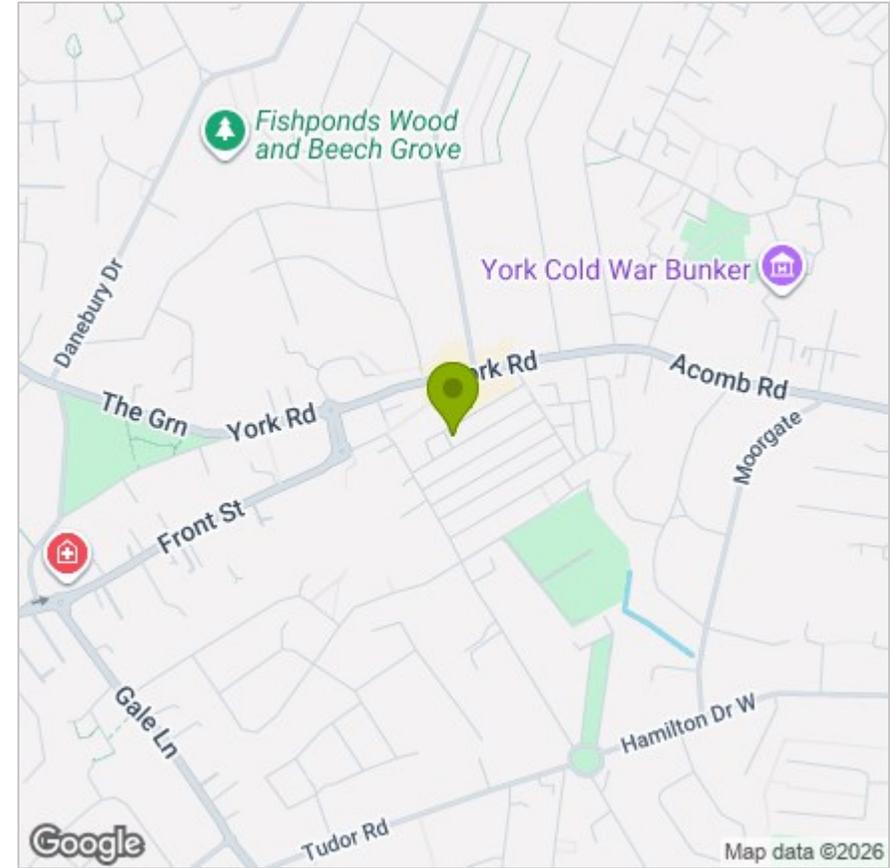
Approx. Gross Internal Floor Area 629 sq. ft 58.42 sq. m



Ground Floor
Approximate Floor Area
629 sq. ft
(58.42 sq. m)

Illustration for identification purposes only, measurements approximate, not to scale.
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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 | | 71 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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