







9 Jute Road  
York, YO26 5EP  
**£280,000**

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Perfect as a family home or an excellent first-time purchase, this generously sized three-bedroom semi-detached property has been owned by the same family for over sixty years and is now ready for a new chapter, offering great potential for modernisation.

The home provides bright and spacious living throughout and is ideally located in the heart of Acomb. It benefits from gas central heating and double glazing.

Inside, the accommodation includes an entrance porch leading into a hallway, a well-proportioned lounge, separate dining room, fitted kitchen, utility room, and a ground floor WC. Upstairs, the first-floor landing gives access to three double bedrooms and a family shower room.

Externally, the front of the property features a lawned garden with mature planted borders and off-street parking. To the rear, there is a large, fully enclosed lawned garden, ideal for families and outdoor entertaining.

Offered with no onward chain, early viewing is highly recommended.



### Entrance Porch

Tiled flooring

### Entrance Hallway

Vinyl flooring, central heating radiator, power points

### Living Room

13'5" x 11'7" (4.10m x 3.55m)

Brick built fireplace with electric fire, window to rear, alcove shelving, central heating radiator, power points



### Dining Room

11'7" x 11'1" (3.55m x 3.38m)

Bay window to front, central heating radiator, power points





### **Kitchen**

9'10" x 8'5" (3.00m x 2.57m)

Fitted with a range of base and wall units incorporating roll top work surface, single sink with mixer tap, vinyl flooring, gas cooker point, walk-in pantry, central heating radiator, window to side

### **Utility Area**

Plumbing for washing machine, vinyl flooring, window to side, door to;

### **Downstairs WC**

Low level WC, window to rear, vinyl flooring

### **Stairs to First Floor Landing**

Windows to front and side

### **Bedroom 1**

12'4" x 11'7" (3.77m x 3.55m)

Window to front, central heating radiator

### **Bedroom 2**

11'7" x 10'6" (3.55m x 3.21m)

Fireplace, window to rear, built-in wardrobe, central heating radiator

### **Bedroom 3**

9'6" x 8'5" (2.90m x 2.57)

Window to side, wall mounted boiler, central heating radiator

### **Shower Room**

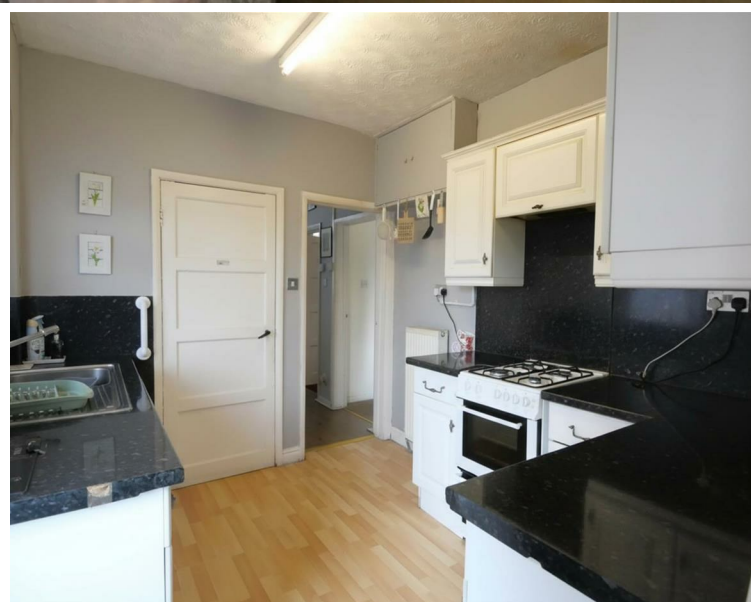
Walk-in shower with electric shower over, panelled walls, vanity unit with sink, low level WC, central heating radiator, window to front

### **Outside**

To the front is a lawned garden with planted borders, side drive with ample off street parking. To the rear is an extensive fully enclosed lawned garden

### **Agents Notes**

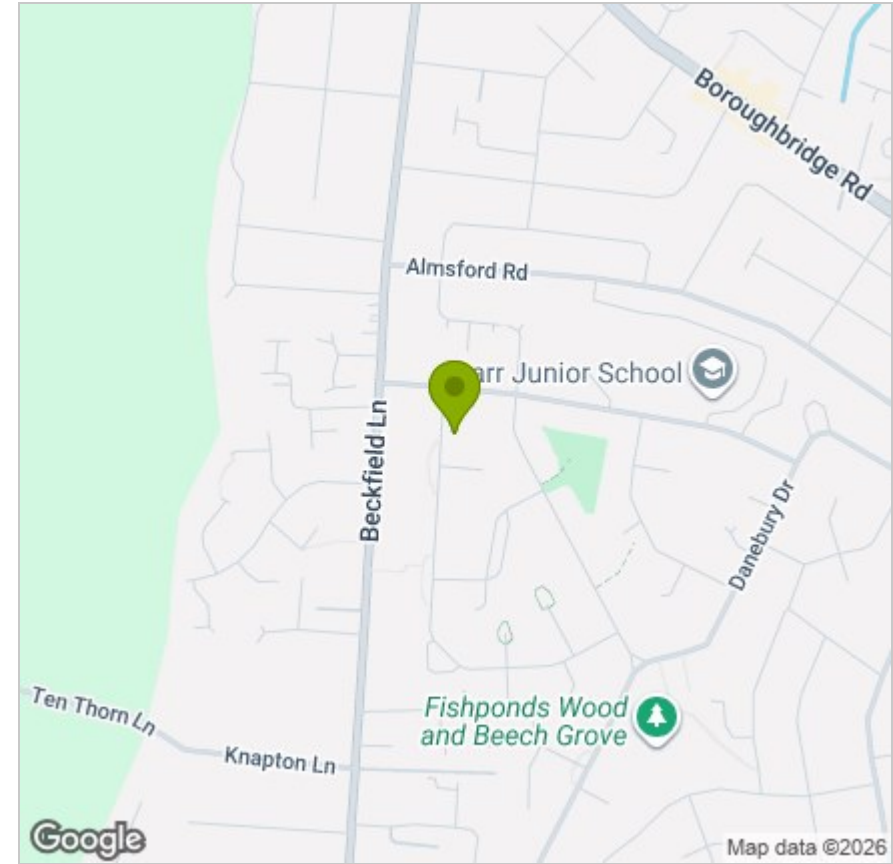
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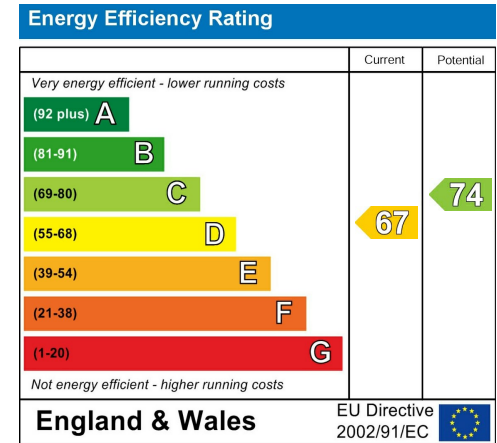
## FLOOR PLAN



## LOCATION



## EPC



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