



295 Chapelfields Road Acomb  
York, YO26 5AE  
**£1,095 PCM**

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Available 20th April

Modern 3 bedroom property that has the added benefit of double glazing and gas central heating via combination boiler. The living accommodation briefly comprises; entrance hall, breakfast kitchen, first floor landing, three bedrooms and first floor bathroom suite.

To the outside are lawned front and rear gardens with brick outbuilding. Located on the Ridgeway end of Chapelfields Road the property is well served by local shops and amenities within the area whilst only been moments away from Acomb Town Centre, there are frequent bus links to Acomb as well as York City Centre and York Railway Station, the A1237 outer ring-road is nearby which provides excellent access to A64 Leeds, A59 Harrogate and A19 Thirsk.

Sorry no pets or smokers.

Council Tax Band B.

### Entrance

### Lounge

13'9" x 11'7" (4.21m x 3.55m)

### Kitchen

14'11" x 8'4" (4.57m x 2.55m)

### Outhouse

6'0" x 6'0" (1.83m x 1.84m)

### Stairs Leading To;

### Bathroom

7'8" x 5'10" (2.36m x 1.79m)

### Bedroom 1

12'4" x 12'2" (3.76m x 3.72m)

### Bedroom 2

10'1" x 7'7" (3.09m x 2.33m)

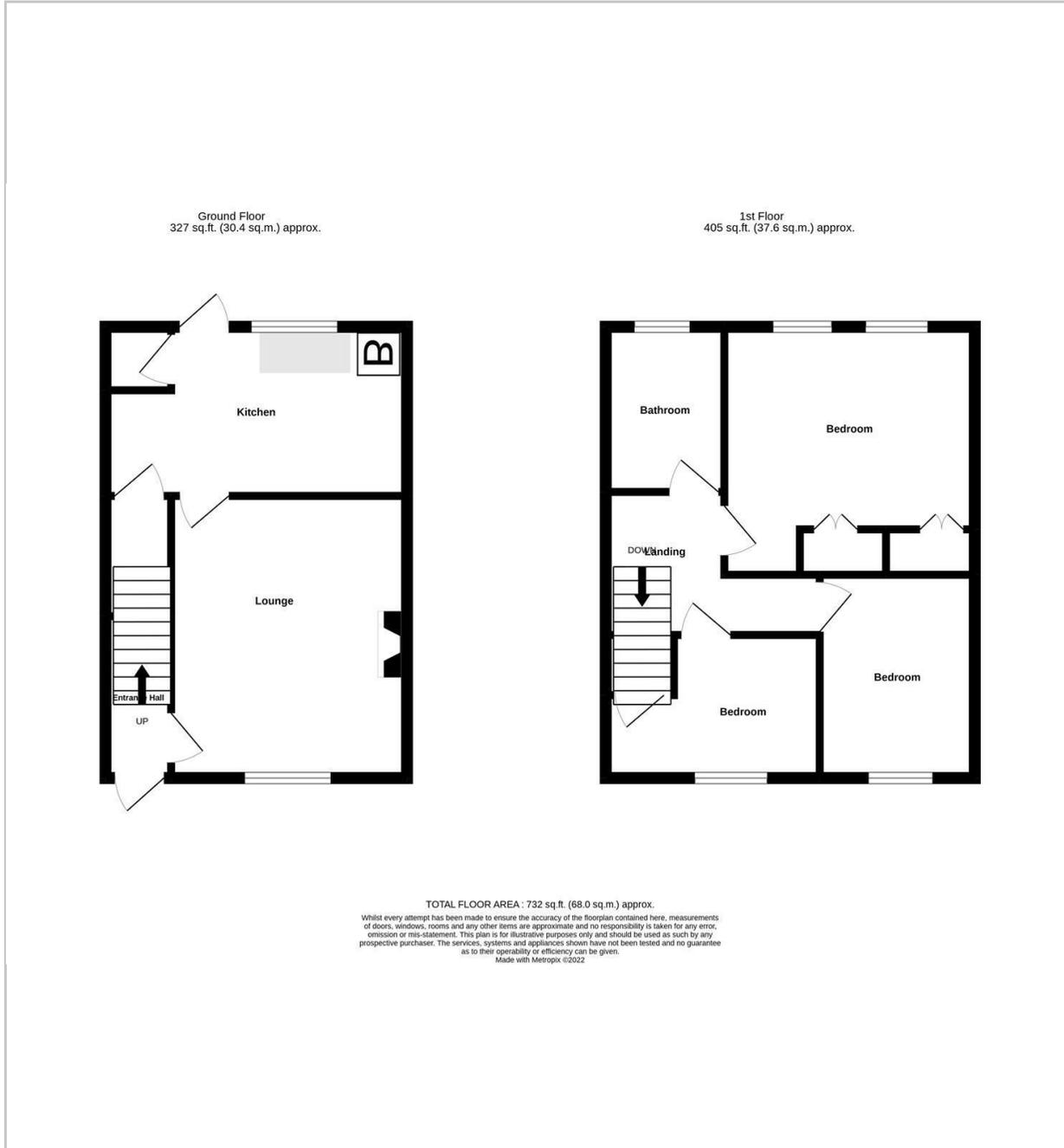
### Bedroom 3

7'1" x 10'7" (2.18m x 3.23m)

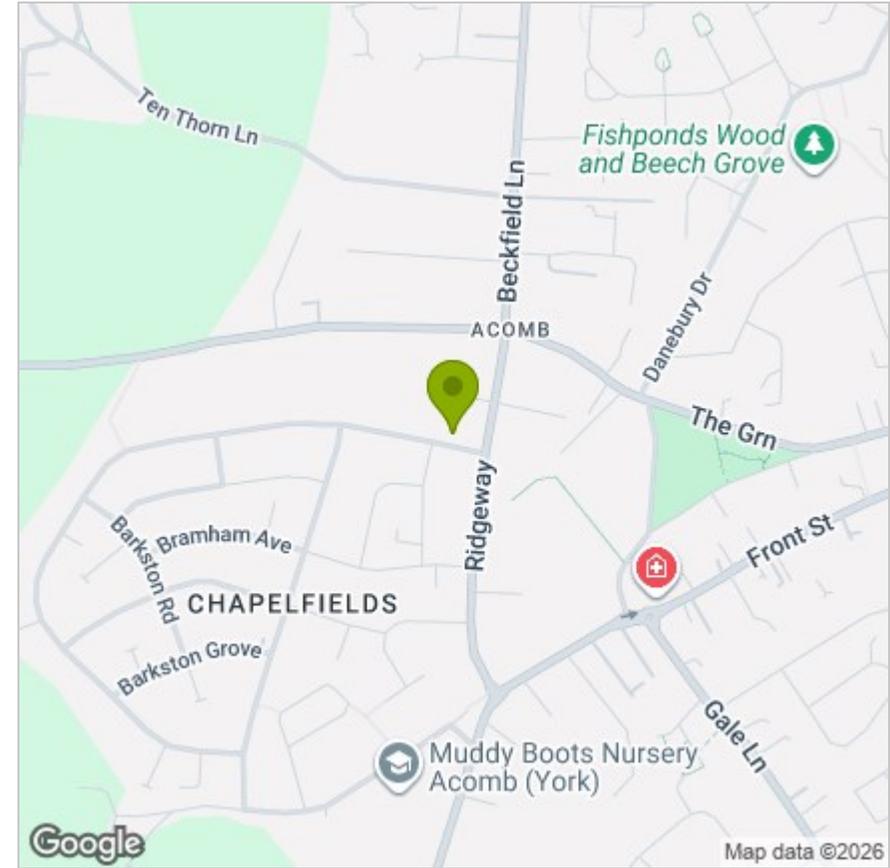




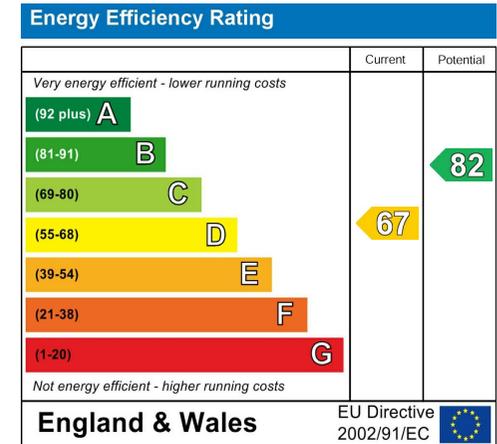
# FLOOR PLAN



# LOCATION



## EPC



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