

AVAILABLE NOW

NEWLY REFURBISHED three 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)



















LOCATION FLOOR PLAN Ten Thorn Ln Beckfield Pl Beckfield Ln Knapton Ln Ground Floor 327 sq.ft. (30.4 sq.m.) approx. 1st Floor 405 sq.ft. (37.6 sq.m.) approx. ACOMB B1224 B7224 Acomb Green Ridgeway Gale Farm Surgery (Haxby Group) Bramham Ave CHAPELFIELDS DOWAnding Muddy Boots Nursery Acomb (York) Map data @2022 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 82 TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx. hilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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