



**1 Yorkshire Court York Road
Acomb, Yorkshire YO24 4LU**

Guide price £145,000

A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT IN THE HEART OF
ACOMB

WITH GOOD ACCESS AND COMMUTE TO YORK CITY CENTRE
OPEN PLAN LIVING KITCHEN AREA, BATHROOM, GAS CENTRAL HEATING
EPC C COUNCIL TAX BAND A

1 Yorkshire Court York Road, Acomb, Yorkshire YO24 4LU

Description

This immaculate modern 1 bedroom ground floor flat is situated in a great location set back from York Road in the heart of Acomb. The property offers a delightful living area open plan to a kitchen plus a good size bedroom with bathroom and built-in wardrobe. Benefits from gas central heating, uPVC double glazing and modern decor. Viewing is essential to appreciate the space and location.

The property is entered through a front door into a bright airy living area which is open plan to a stylish modern kitchen featuring a range of hi-gloss white units, ceramic hob, stainless steel extractor, integrated oven, fridge with freezer compartment and washing machine. There is ample room for lounge furniture and a breakfast table.

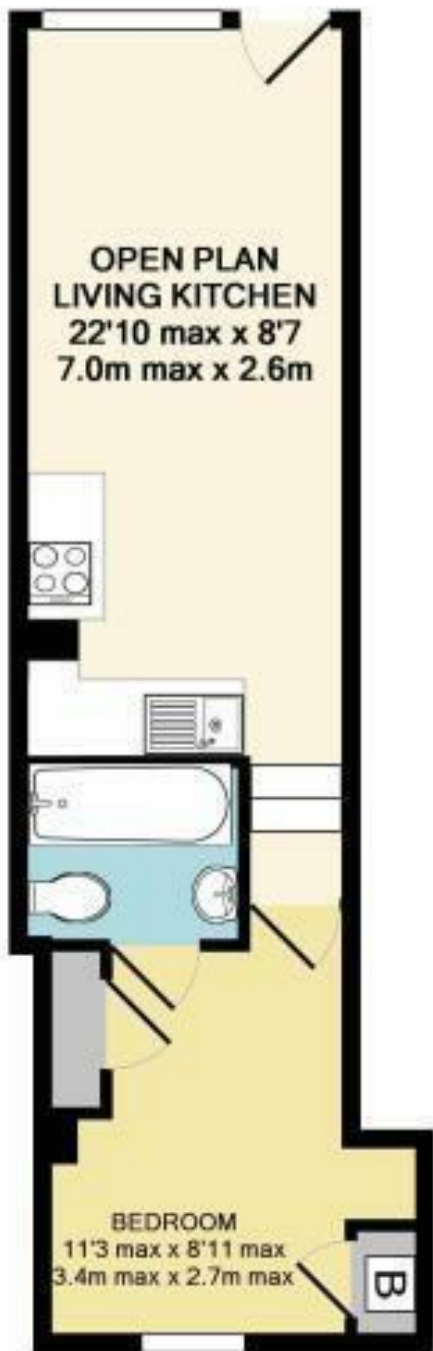
Two steps lead up to a hallway with room for hanging coats and a door to a good size bedroom that has a built-in wardrobe, a cupboard housing the boiler and a door to a bathroom with contemporary white suite, mains shower over bath and ladder radiator.

Outside, there is off street parking available after 5:30pm in front of the shops next door, and to the rear, access to a bin/bike storage area.

The property enjoys easy access to York City centre, a wide range of local shops, eateries, amenities, has a regular bus service to the city centre and strong road links to the outer ring road and A59.

Location





TOTAL APPROX. FLOOR AREA 293 SQ.FT. (27.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	77	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		