

ABOUT THE PROPERTY

Situated just a short stroll from Acomb's vibrant Front Street and the excellent range of amenities it has to offer, this beautifully renovated and thoughtfully extended two-bedroom period mid-terrace home effortlessly combines charming character features with stylish contemporary living.

The accommodation begins with an inviting entrance hall showcasing original tiled flooring. To the front elevation is an elegant sitting room featuring a lovely bay window, creating a bright yet cosy living space full of period charm. To the rear lies the true heart of the home - a stunning extended kitchen and living space designed perfectly for modern day living and entertaining. The kitchen is fitted with modern units and a central island, opening seamlessly into the spacious living/dining area. This impressive space boasts beautiful herringbone flooring, Velux windows and striking Crittall-style doors, allowing natural light to pour through whilst providing direct access onto the courtyard garden. Cleverly tucked beneath the stairs is a useful storage cupboard with plumbing and waste already installed, offering excellent potential for conversion into a downstairs WC if desired.

To the first floor, the landing provides access to two well-proportioned bedrooms, both continuing the home's tasteful blend of character and styling, alongside a fabulous house bathroom featuring a roll-top bath, separate shower enclosure and vaulted ceiling, creating a luxurious feel.

Further enhancing the property is permit-free on-street parking and a wonderful balance of original features and high-quality modern finishes throughout, making this a truly turn-key home in one of Acomb's most convenient and sought-after locations.





THE ACCOMMODATION COMPRISES;-**GROUND FLOOR****ENTRANCE VESTIBULE**

1.36 x 0.95 (4'5" x 3'1")

Front entrance door.

Original tiled flooring and cupboard housing electric meter.

INNER HALL

2.99 x 0.95 (9'9" x 3'1")

Original tiled flooring, radiator and stairs to first floor.

SITTING ROOM

3.32 x 3.48 (4.25 into bay) (10'10" x 11'5" (13'11" into bay))

Bay window to front.

Radiator.

OPEN PLAN KITCHEN

3.43 x 3.31 (11'3" x 10'10")

Fitted with wall and base units and central island, integral appliances including fridge freezer, dishwasher, eye level oven and five ring gas hob with extractor fan over. Under stairs cupboard with plumbing for washing machine, oak herringbone flooring. Open to;-

LIVING / DINING AREA

3.84 x 3.35 (12'7" x 10'11")

French doors and windows to rear, 2x Velux windows.

Oak herringbone flooring, 2x radiators.

FIRST FLOOR**LANDING**

3.30 x 1.52 (2.08 max) (10'9" x 4'11" (6'9" max))

Window to side.

Fitted cupboard and access to loft.

BEDROOM ONE

4.02 max x 3.52 (13'2" max x 11'6")

2x windows to front.

2x fitted cupboards, radiator.

BEDROOM TWO

3.46 x 2.73 max (2.35 min) (11'4" x 8'11" max (7'8" min))

Window to rear.

Storage cupboard housing gas fired central heating boiler, decorative feature fireplace, radiator.

BATHROOM

2.83 x 2.10 (9'3" x 6'10")

Window to rear.

Suite comprising low flush WC, pedestal wash hand basin, walk in shower and roll top freestanding bath with shower attachment. Fully tiled walls, mosaic tiled flooring and vertical radiator.

OUTSIDE

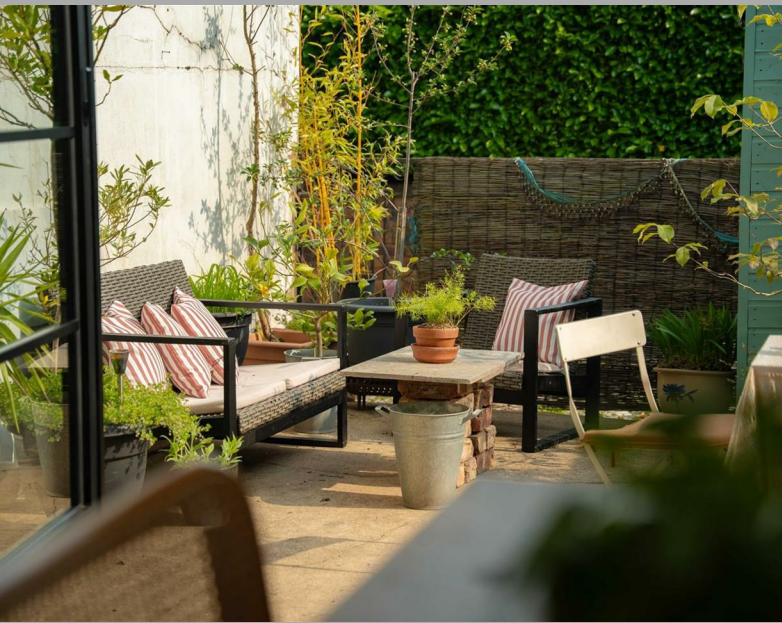
To the front, there is a forecourt leading to the front door and permit-free on-street parking, subject to availability. To the rear, there is a fully enclosed courtyard garden with a storage shed and rear access.

ADDITIONAL INFORMATION**SERVICES**

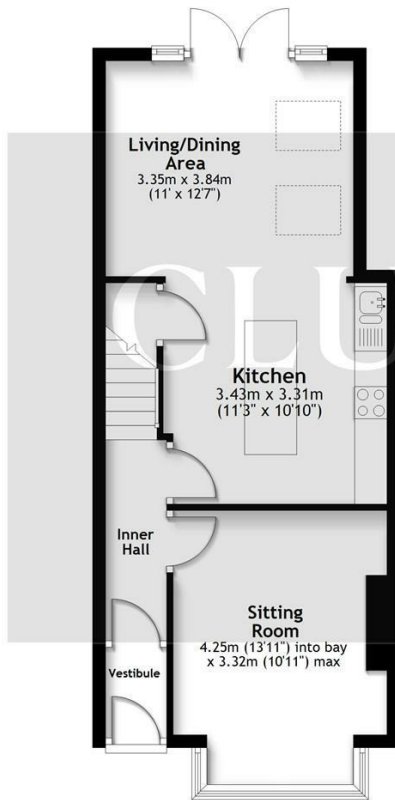
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.



Ground Floor
Approx. 45.6 sq. metres (490.7 sq. feet)



First Floor
Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.