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LINLEY & SIMPSON







EATON COURT, ACOMB, YORK, YO24

OFFERS OVER £170,000

1 BEDROOM TERRACED HOUSE

EPC Rating: C

LINLEY & SIMPSON

- **Mid-Terrace House**
- **One Double Bedroom**
- **Well-Proportioned Lounge**
- **Fitted Kitchen with Wall and Base Units**
- **First Floor Three Piece Bathroom**
- **Low Maintenance Rear Garden**
- **Off Street Parking**
- **Gas Central Heating and Double Glazing**

This well-proportioned one bedroom mid-terrace property offers internal accommodation including a lounge, a fitted kitchen and a first floor bathroom, the additional benefits of a rear garden and off street parking to the front. Placed to the west if the city, the property has good links with the city centre and many amenities close by including shops on Foxwood Lane. There is also a simple route heading out towards the ring road.

Ideal as a purchase for a first time buyer, the property would also make an excellent investment opportunity. For details on both the current and the long term potential rental income, please contact the office.

The internal accommodation begins with a small entrance hallway to the front of the house. The hall then leads into a lounge with a fireplace, an electric fire and stairs leading to the first floor. The ground floor is completed with a fitted kitchen with a range of wall and base units and a door leading into the rear garden. The first floor begins with a landing area with a cupboard housing a central heating boiler. There is then a generous double bedroom with two useful storage cupboards. The internal accommodation is completed with a three piece bathroom with a shower over the bath. There are also the advantages of gas central heating and double glazing throughout.

Outside the property is a low maintenance rear garden with both gravelled and paved areas. To the front is a further gravelled space, providing off street parking.

The property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.





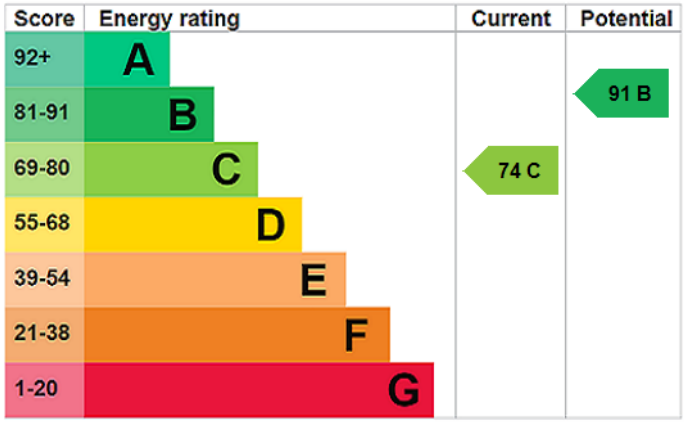






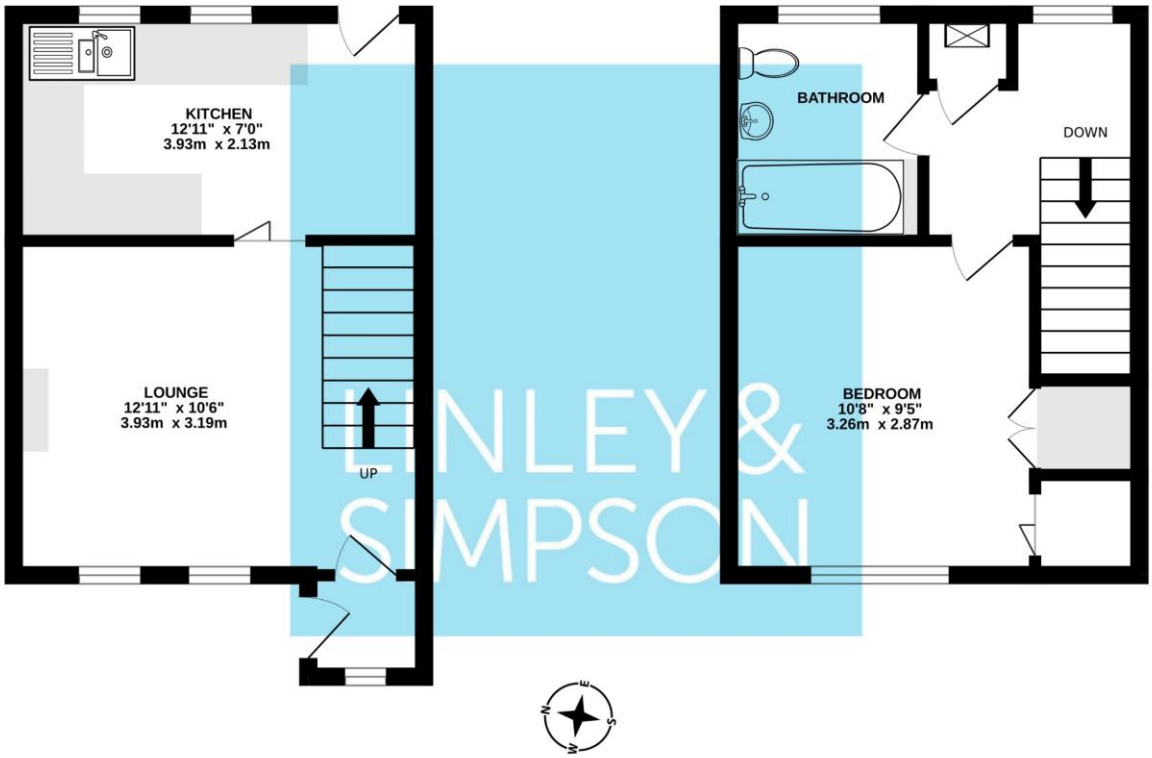





Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
74 C
91 B

GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.

1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.