

69, Acomb Road, York, YO24 4EP

Offers over £575,000

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PRIME RESIDENTIAL









69 Acomb Road

Unspoiled period town house offering enormous potential and character close to the city.

NO FORWARD CHAIN. This generous period town house benefits from not being Listed and enjoys delightful views towards Holgate windmill to the front and Westbank Park to the rear. Close to the city and railway station the property has good sized gardens and a large outbuilding offering excellent development potential.

Accommodation comprises:-
Entrance hall, sitting room, family room, kitchen, dining room, pantry, 3 bedrooms, family bathroom
Gardens to front and rear and large workshop/store.

DESCRIPTION

This charming period townhouse has been a much loved family home for almost 40 years and provides space and character in equal measure. The versatile accommodation is arranged over 4 floors and offers excellent potential for further accommodation or generous garaging within a large outbuilding to the rear.

The property enjoys an elevated position set back from Acomb Road behind a generous front garden and has delightful open views towards York's only working windmill. Access to the green open spaces of Westbank park is just steps away. To the rear is a sizeable and private south facing garden ideal for families or those who enjoy al-fresco entertaining.

Acomb Road is ideally placed, close to the city centre and the railway station, with trains offering travel to Kings Cross in under 2 hours. It also benefits from excellent local amenities including supermarkets, independent shops, cafes, restaurants, schooling, healthcare and pubs. Providing residents of all ages with everything they need for day-to-day living. Access to the A64 for travel to Leeds and the major road networks for travel further afield is also close-by.



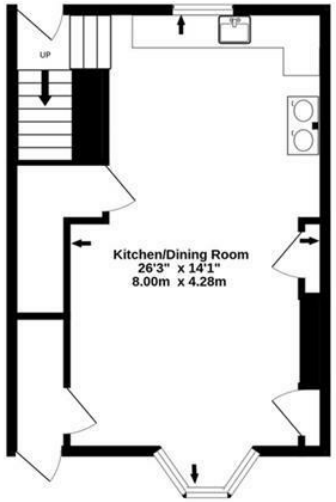
- **Unlisted period townhouse with excellent development potential**
- **Generous and bright accommodation with many original features**
- **Significant outbuilding offering potential as large garage/workshop/office or ancilliary accommodation**
- **Sizeable private gardens to front and rear**
- **Versatile living accommodation over 4 floors**
- **Spacious rooms with elegant proportions**
- **Delightful views towards York's windmill to the front, and Westbank Park to the rear**
- **Ideal position close to the city and railway station whilst also offering easy access to the A64 and major road networks**



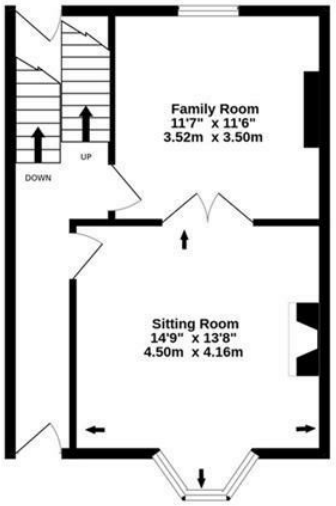


Freehold

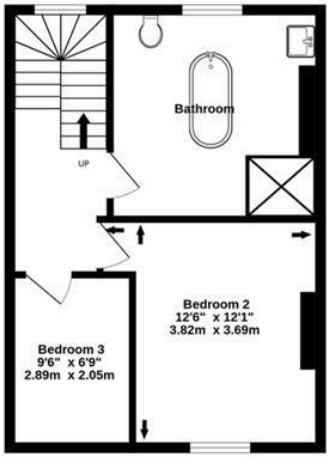
LOWER GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



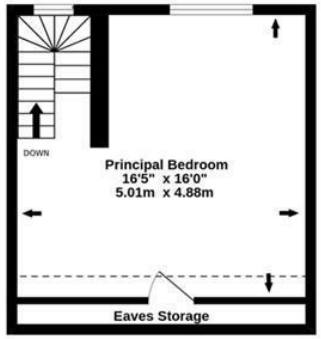
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



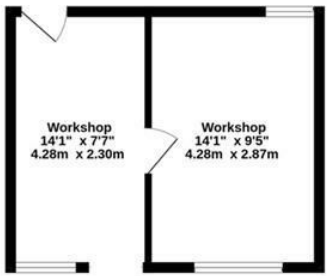
1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



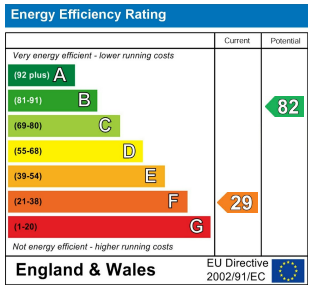
WORKSHOP
238 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.
(INCLUDING WORKSHOP)

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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YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG
T. 01904 202820 | **E.** info@prime-resi.com
WWW.PRIME-RESI.COM