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# The Green, Acomb, York

£420,000

**HUNTERS**<sup>®</sup>

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Welcome to this charming three-bedroom townhouse, perfectly positioned on the edge of the picturesque Acomb Green—one of York's most desirable and historic open spaces. With uninterrupted views across the green, this beautifully presented home offers a rare opportunity to enjoy village-style living while remaining close to the heart of the city.

Acomb Green provides a tranquil setting with its mature trees, open lawns, and community feel, making it a cherished focal point for residents. The surrounding area is rich in character, with a blend of period architecture and modern conveniences. Just a short stroll away, you'll find a vibrant selection of local shops, independent cafes, welcoming pubs, and eateries. Families will appreciate the proximity to well-regarded schools and parks, while excellent bus routes offer swift access into York city centre, placing culture, shopping, and rail connections within easy reach.

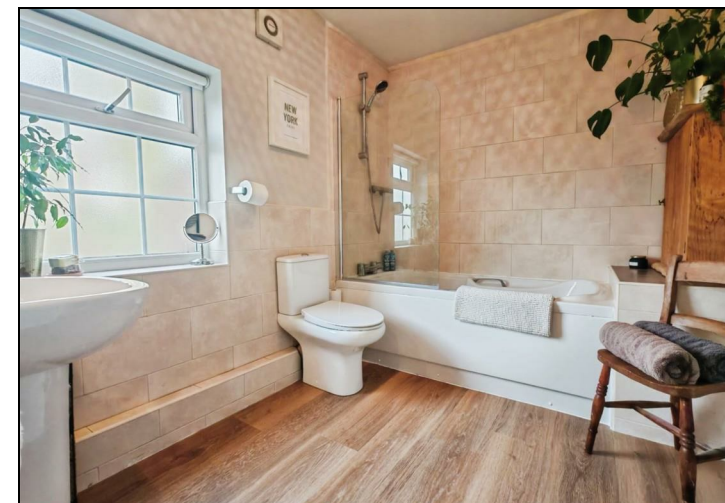
Set across three floors, the internal accommodation combines traditional charm with modern practicality. A welcoming porch leads into a spacious hallway, which flows into a cosy living room and a stylish kitchen-diner—ideal for hosting guests or enjoying family meals. A downstairs WC adds convenience. The first floor features a well-appointed family bathroom and a generous bedroom, while the second floor offers two further bedrooms, each filled with natural light and characterful touches such as exposed beams.

Externally, the property enjoys both front and rear gardens, perfect for relaxing outdoors or entertaining in warmer months. Off-street parking for two vehicles adds further appeal, making this home as functional as it is beautiful.

With its enviable location overlooking Acomb Green, this townhouse offers a lifestyle of charm, comfort, and convenience—an exceptional opportunity not to be missed.

## KEY FEATURES

- No Onward Chain
- Prestigious Acomb Green Setting
- Private Gardens & Off-Street Parking
- Character Features with a Modern Finish
  - Character Features
  - Acomb Conservation Area
  - Council Tax Band D

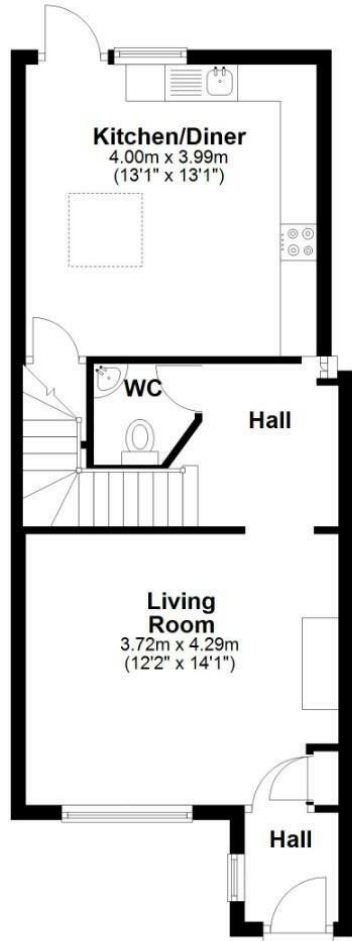






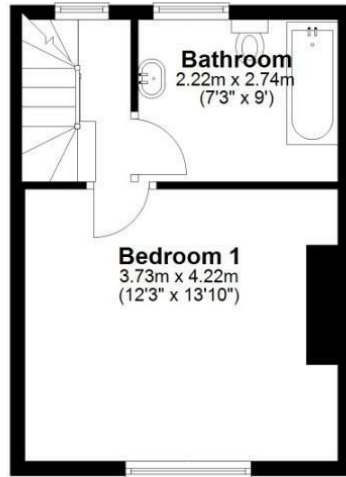
### Ground Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



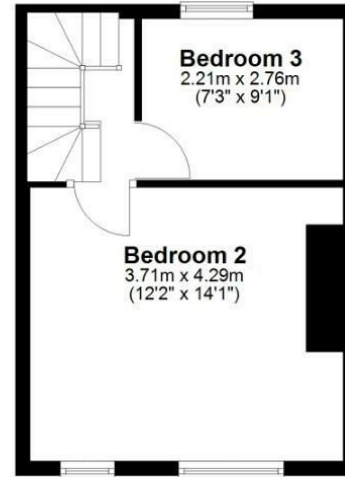
### First Floor

Approx. 25.7 sq. metres (276.4 sq. feet)

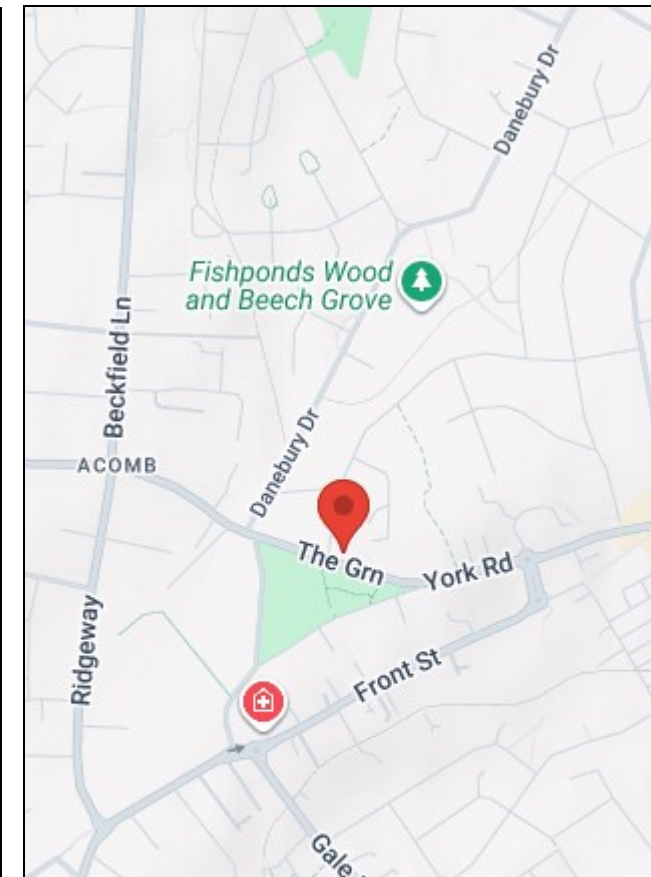


### Second Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>83</b>
	<b>62</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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

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