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\*\*\* 2 BED MID TERRACE PROPERTY \*\*\* PRICED TO SELL \*\*\* NO ONWARD CHAIN \*\*\* CLOSE TO AMENITIES \*\*\* HANDY FOR BUS ROUTES \*\*\* UPDATED WINDOWS AND DOORS 2020 \*\*\* REFITTED KITCHEN \*\*\* REAR YARD GARDEN \*\*\* GAS CENTRAL HEATING \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND B \*\*\*

This charming two-bedroom mid-terraced home is offered to the market with NO ONWARD CHAIN and is ideally located in the heart of Acomb, close to a wide range of amenities. The ground floor comprises two reception rooms and a kitchen, while the first floor features two bedrooms, a bathroom, and an additional room accessed from the bathroom, perfect for use as a dressing room or for extra storage. Viewings are highly recommended to fully appreciate the potential and appeal of this property. EPC Rating: D Council Tax Band: B

- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- GOOD ACCESS TO RING ROAD FOR COMMUTERS
- TWO DOUBLE BEDROOMS
- FORECOURTED TERRACE
- EPC RATING D : COUNCIL TAX BAND B
- FIRST FLOOR BATHROOM
- ON STREET PARKING

## Property Description

This competitively priced two-bedroom period terrace property offers great potential for those looking to make their mark on their future home. Located in the heart of Acomb, a rapidly developing residential area, you'll find a variety of charming bars and eateries nearby. The property also boasts excellent access to local amenities and shops within walking distance, with the York city centre just a short drive away, along with convenient bus links.

Upon entry, you'll find an entrance vestibule leading into the hallway. The front reception room features a large bay window as well as a fireplace for the main focal point. A second reception room, ideal for dining, sits at the rear and connects to the kitchen. The kitchen is equipped with high-gloss units, under-counter lighting, an integrated oven with gas hob, extractor hood, integrated dishwasher, and space for a washing machine and fridge freezer.

On the first floor, you'll find two bedrooms, along with a family bathroom that includes a cast iron bath with shower over, a sink, and a WC. Off the bathroom is an additional room with a window, perfect for use as a dressing room, storage, or home office. There's also the option to knock through and create more space in the future.

Externally, to the front of the property is on-street parking (no permits required), while the rear boasts a low-maintenance, south-facing yard with raised flower beds, a timber shed, and gated access to the alleyway beyond.

The property has benefited from recent investment, including the installation of UPVC double-glazed windows and doors in 2020. Offered for sale with no onward chain, this property is a must-see. Viewing is highly recommended to fully appreciate its potential in this popular area.

## Agents Note

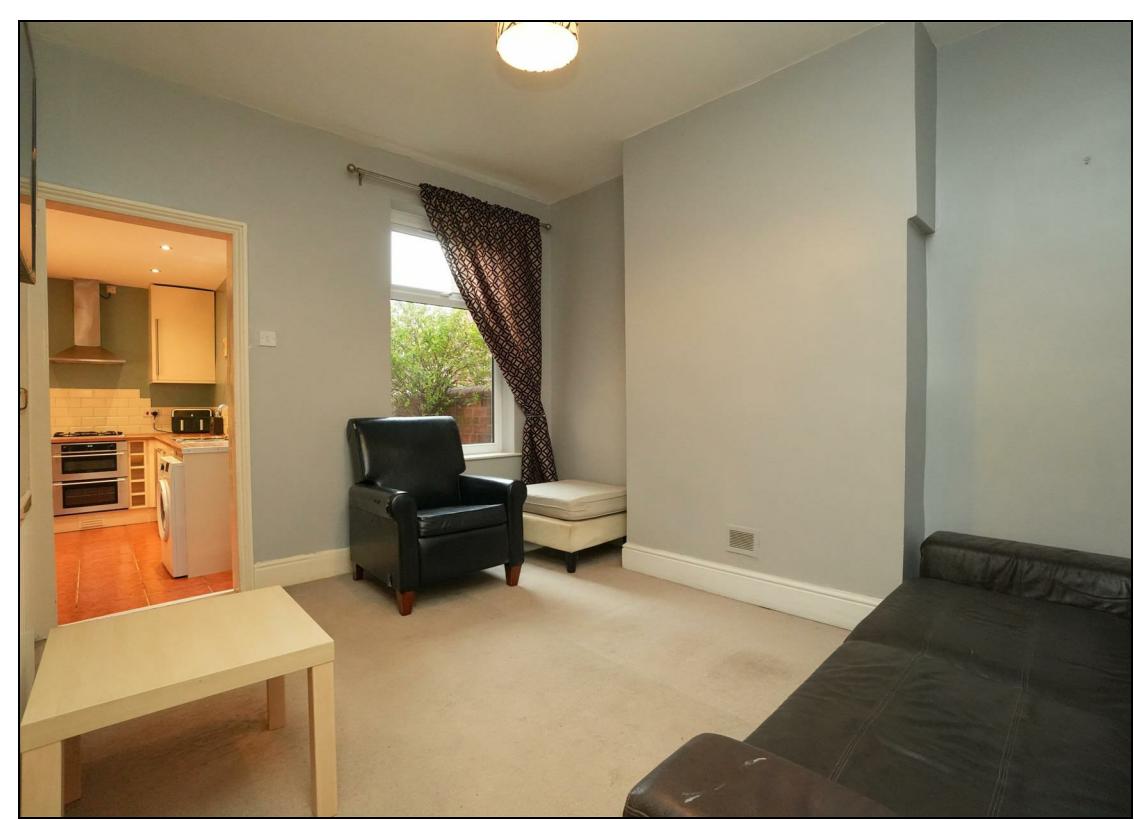
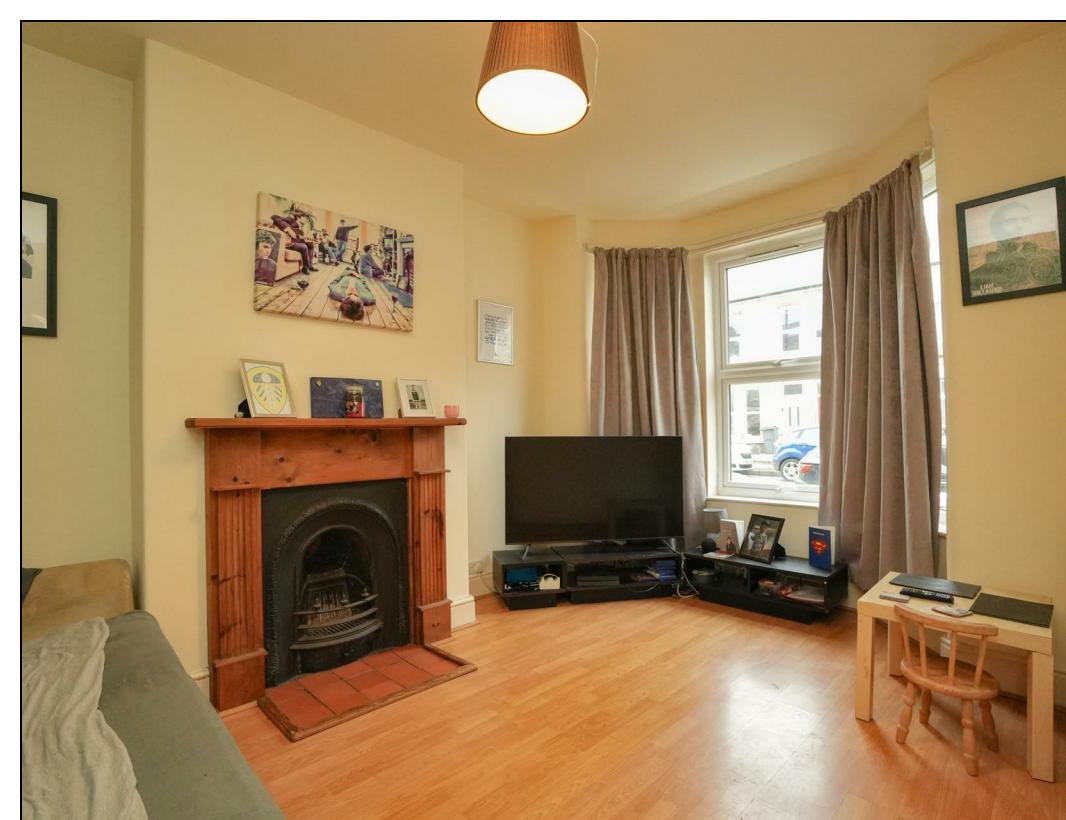
Interested parties should be aware that under the Estate Agent Act of 1979 we are duty bound to disclose that the vendors of this property are related to the franchise owners of this Hunters Estate Agency.

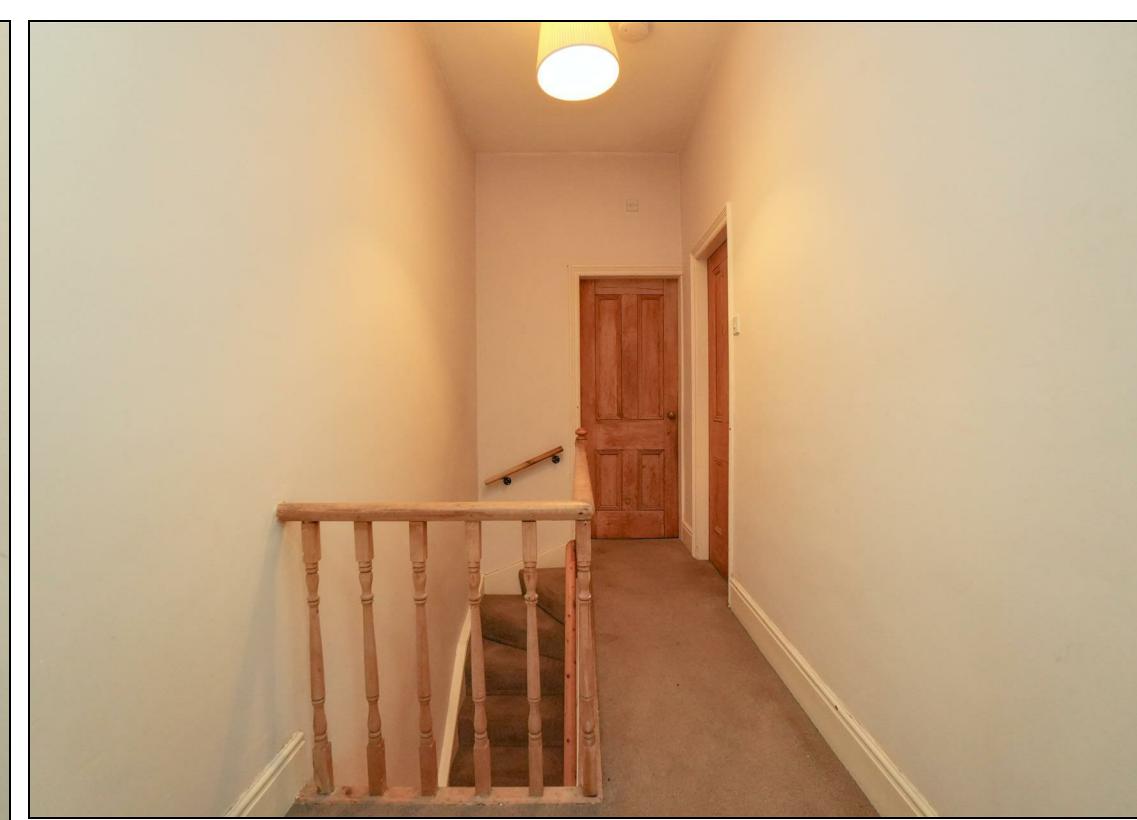
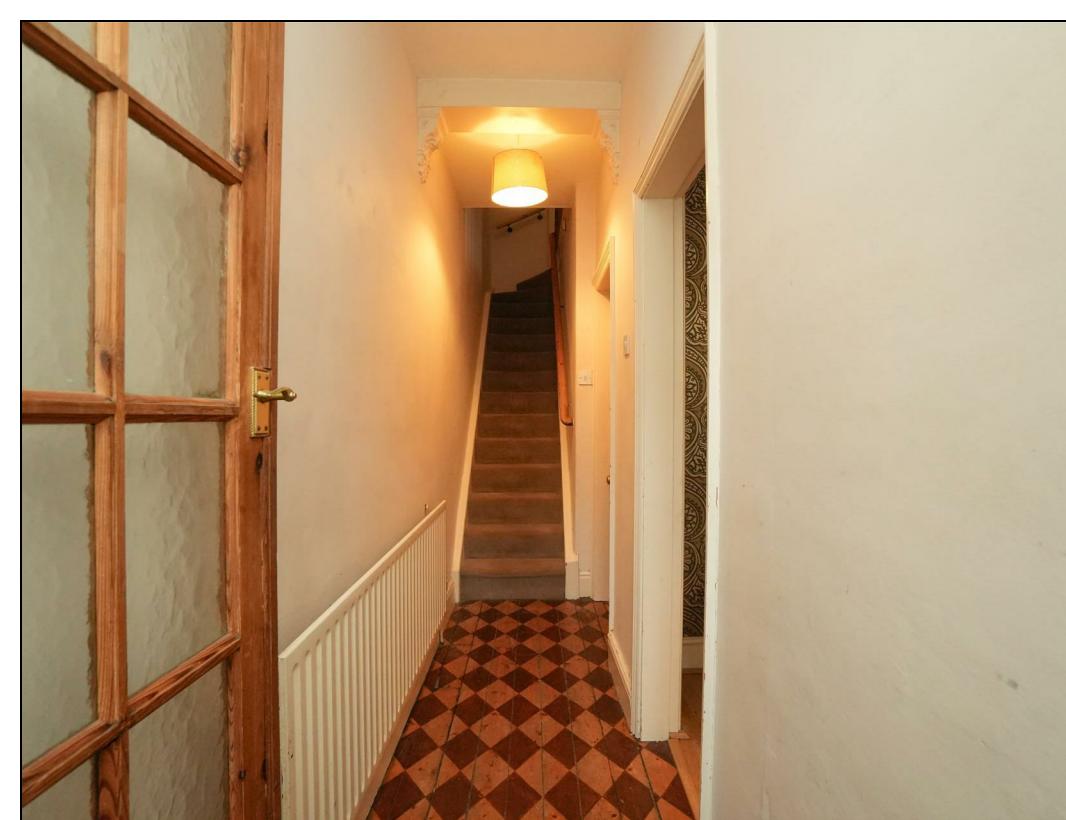
## Anti Money Laundering Regulations

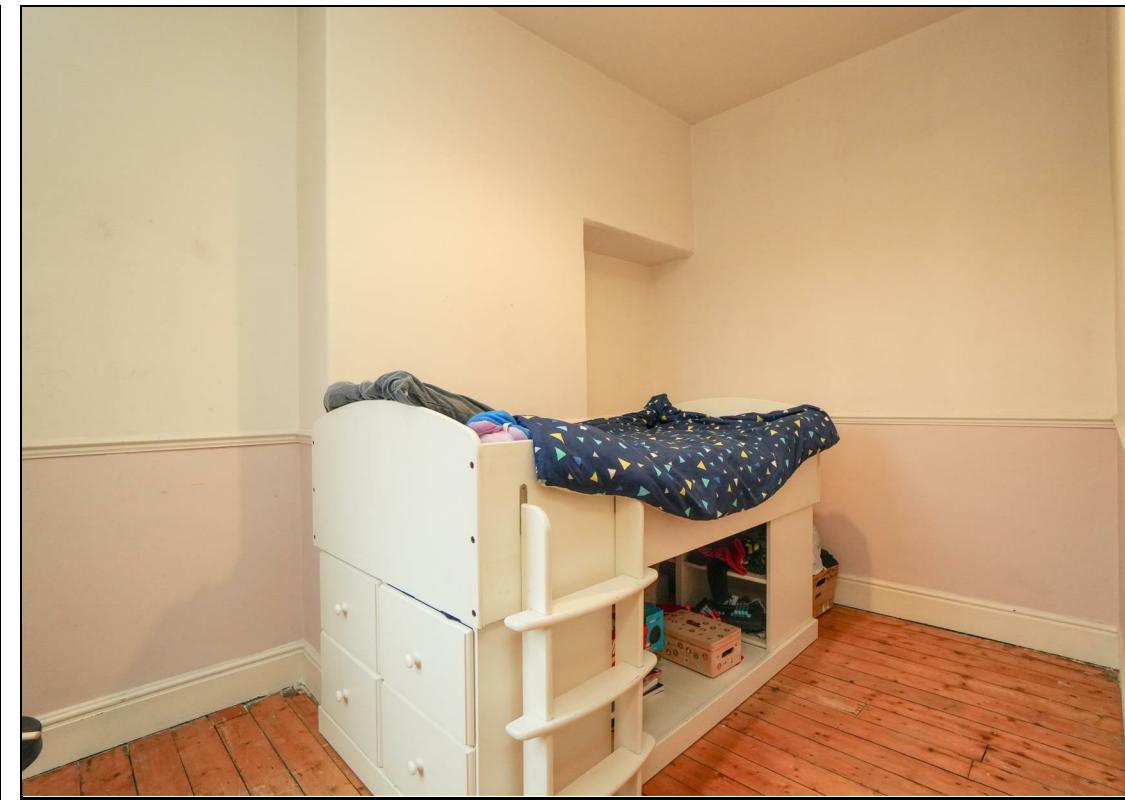
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Disclaimer

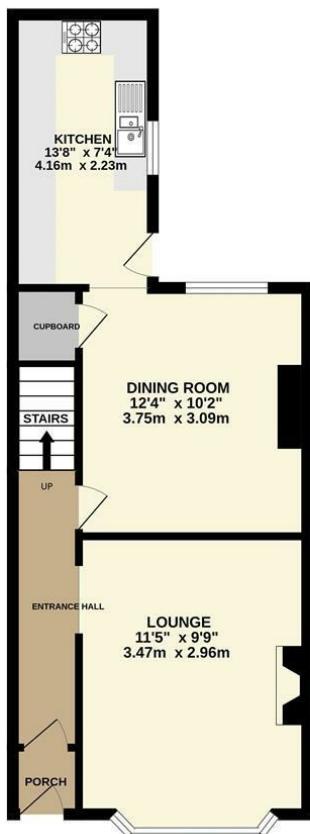
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



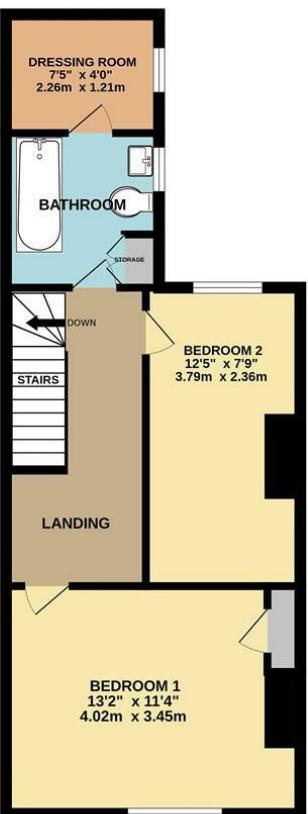




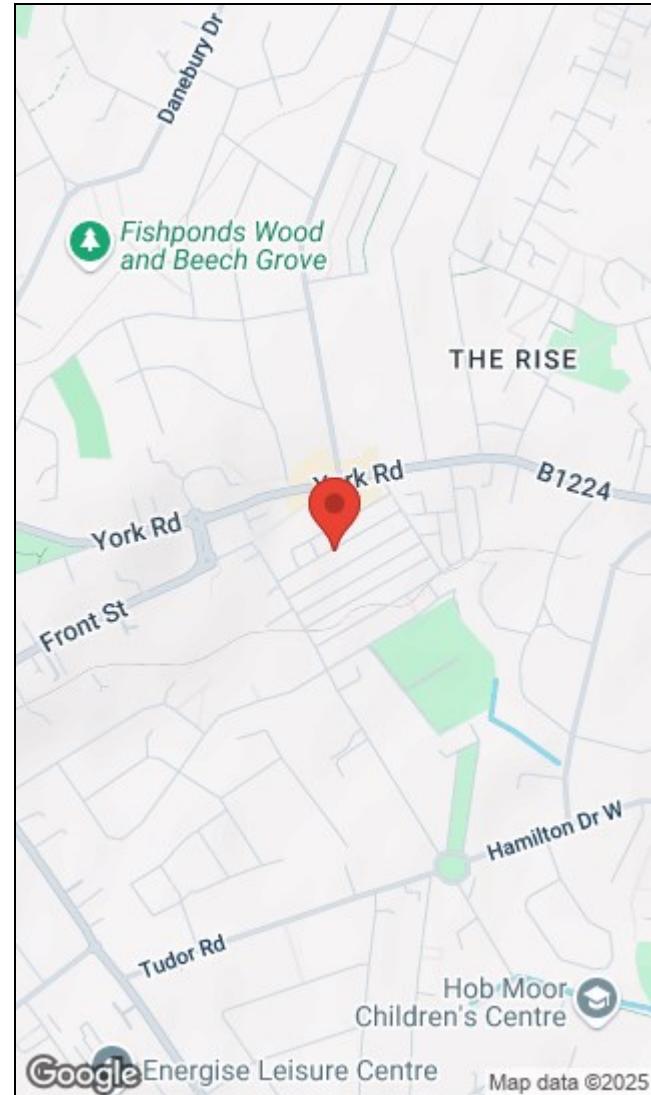
GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and in most cases have been taken from the floor. Any omission or miss-statement is not a material misdescription. This plan is for illustrative purposes only and should not 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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