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**LINLEY &
SIMPSON**



SALMOND ROAD, ACOMB, YORK, YO24 3JN

A viewing is recommended of this modern three storey three bedroom townhouse, located to the south-west of the city and well placed for access to the Outer Ring Road and A64. Features include master bedroom with en-suite shower, lawned rear garden and off street parking.

Guide Price £195,000

We are delighted to offer this three bedroom end terrace home which is ideal for investors. Accommodation comprising entrance hallway, kitchen, wc, living/dining room, landing leading to master bedroom with en-suite, third bedroom and family bathroom. The top floor also occupies a large bedroom with under-eave storage. A viewing is recommended of this modern three storey three bedroom townhouse, located to the south-west of the city and well placed for access to the Outer Ring Road and A64. Features include master bedroom with en-suite shower, lawned rear garden and off street parking.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, understairs storage and central heating radiator.

WC/CLOAKROOM

Low level WC, extractor fan and central heating radiator.

LOUNGE/DINING ROOM 15'3" x 12'11" (4.64m x 3.94m)

Double glazed window to rear, double glazed French door to rear, electric fire, telephone point, television point and central heating radiator.

KITCHEN 8'10" x 9'10" (2.68m x 3.00m)

Fitted wall and base units with work surfaces over, single drainer sink, built in gas oven and hob with extractor hood over, space for washing machine, tiled walls and double glazed window to front.

FIRST FLOOR

LANDING

Storage cupboard and doors leading to first floor rooms.

BEDROOM ONE 15'3" x 10'3" (4.64m x 3.12m)

Two double glazed windows to rear, telephone point, television point and central heating radiator.

ENSUITE

White suite comprising step in shower cubicle, low level WC, vanity unit with hand wash basin, extractor fan and central heating radiator.

BEDROOM THREE 8'3" x 9'4" (2.52m x 2.85m)

Double glazed window to front and central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, vanity unit with hand wash basin, low level WC, extractor fan and central heating radiator.

SECOND FLOOR

LANDING

Access to bedroom two.

BEDROOM TWO 11'6" x 19'10" (3.50m x 6.04m)

Two Velux windows to front, built in storage cupboard, telephone point, television point and central heating radiator.

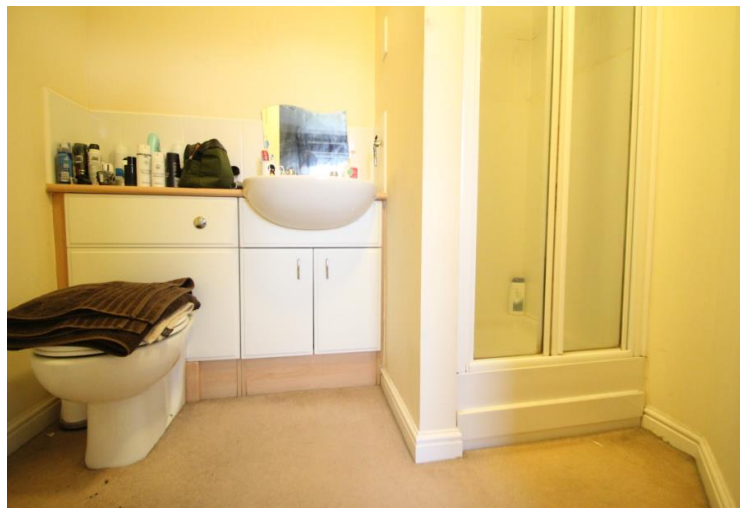
OUTSIDE

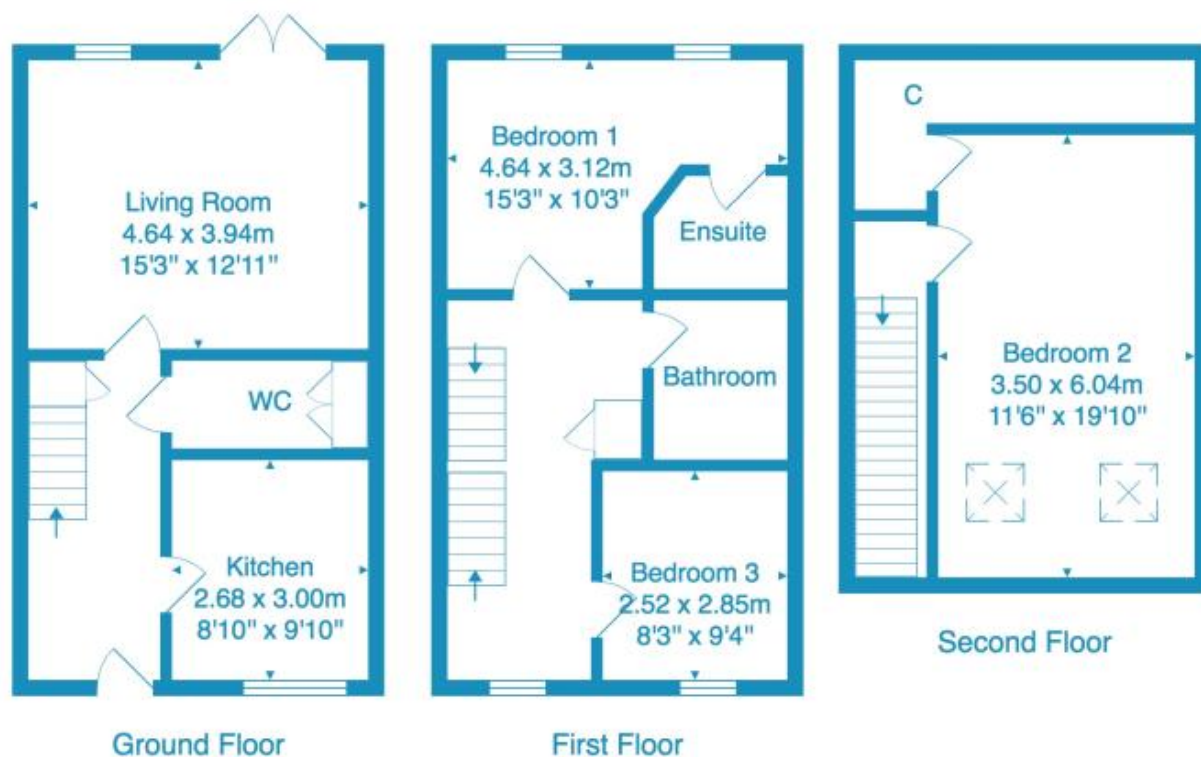
FRONT GARDEN

Allocated parking space.

REAR GARDEN

Laid mainly to lawn with patio area.





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Additional Information

EPC RATING TBC.

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