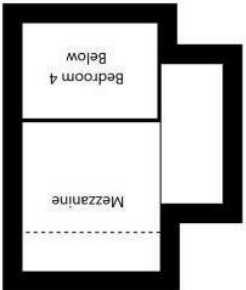


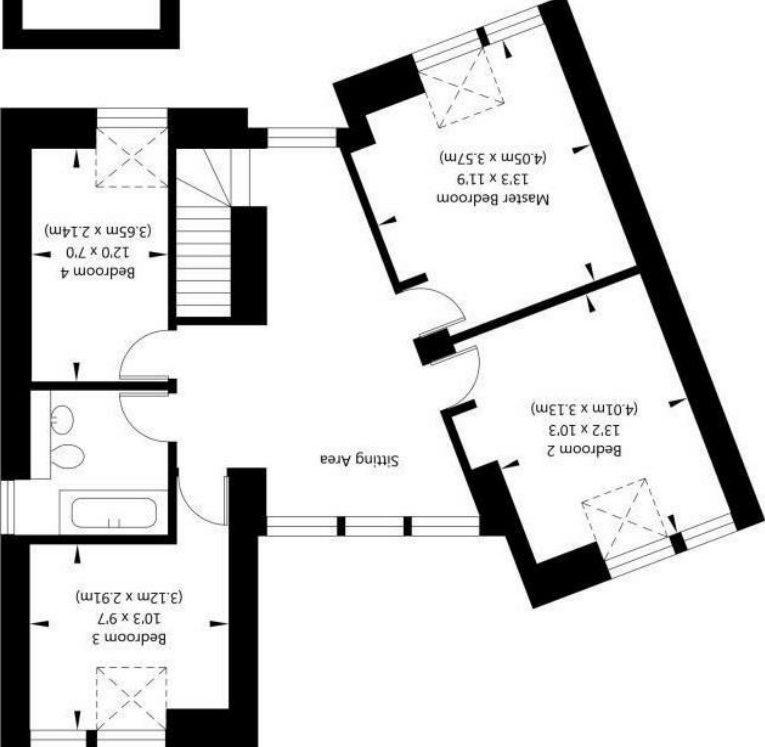
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings, service details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	88	
Potential	94	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	86	
Potential	93	

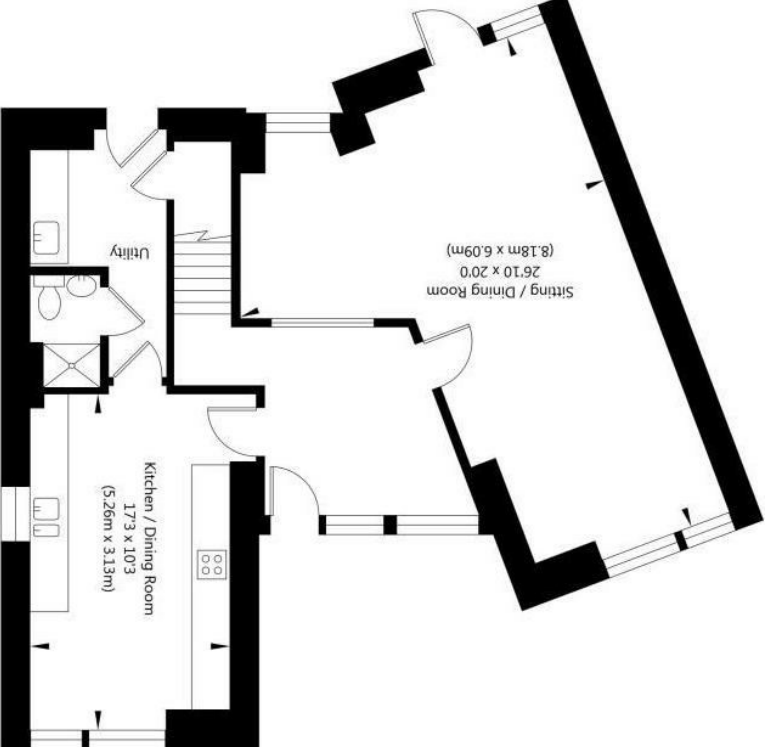
Second Floor



First Floor



Ground Floor



23A The Green, Acomb, York, YO26 5LL
APPROXIMATE GROSS INTERNAL FLOOR AREA - (Including Mezzanine)
1658 SQ FT / 154.09 SQ M



23A The Green, York
£625,000



Ashtons



Description

Ashtons are delighted to be marketing this years winner of The Small Residential Development Award 2019 at the York Design Awards. Overlooking Acomb Green is this modern detached home, which occupies a prime position in a sought-after part of York. In true 'Grand Designs' fashion, the property incorporates modern technology including a mechanical heat recovery system, under floor heating to the ground floor and triple glazed Schueco windows.

The internal accommodation is arranged over two floors, and has been thoughtfully designed to encompass Acomb Green's landscape. The ground floor comprises of an impressive entrance hall, lounge/diner and a kitchen diner. The fitted kitchen has been designed by the luxury Scammell Kitchens featuring an array of wall and base units and Miele integrated appliances complemented by porcelain worktops. To finish the ground floor accommodation there is a WC and utility.

To the first floor are four good sized bedrooms, a second living space and a family bathroom. To the front of the property is a private courtyard garden. To the rear is a landscaped garden that leads to a gravelled private parking space and cycle store.

23A The Green offers easy access to Acomb Green, up and coming local amenities and York outer ring road for travel further afield. Viewing is recommended to understand the true benefits of this award-winning property.

Entrance Hallway -- Lounge/Dining Room -- Kitchen Breakfast Room -- Utility -- WC -- Landing Seating Area -- Four Bedrooms -- Family Bathroom --Private Parking