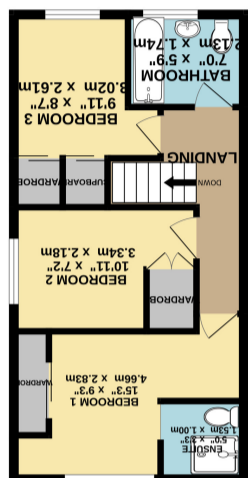
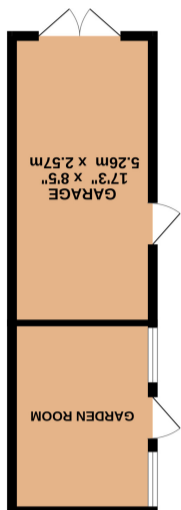


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding its efficiency or the quality of the work. Made with Metreox 5.0221



GROUND FLOOR
735 sq ft (68.2 sq m) approx.



1ST FLOOR
389 sq ft (36.1 sq m) approx.



86 Acorn Way, York YO24 2RP

Offered for sale with the benefit of no onward chain is this extended semi detached home briefly comprising; lounge to the front, three piece ground floor bathroom, modern gloss kitchen through dining area with glass roof and bi folding doors, letting the sunlight flood in. To the first floor are three double bedrooms with an ensuite shower room to the master and another three piece bathroom.

Externally the property boasts a large driveway for ample off street parking and a garage and to the rear is an enclosed low maintenance lawned garden with the extra bonus of an outbuilding with power suitable for a home office / studio space.

With large and contemporary accommodation, and situated within a wonderful community with lots of local amenities, we feel this well maintained home deserves to be viewed to truly appreciate the size and standard of accommodation on offer.

- No Onward Chain
- Extended
- Modern Dining Kitchen with Bi Folding Doors
- Ground Floor Bathroom
- Ensuite Shower Room
- Fitted Wardrobes
- Driveway
- Gardens
- Three Double Bedrooms
- Outbuilding

Leave York via Tadcaster Road and at the Askham Bar roundabout take the fourth exit onto Moor Lane. Proceed over the bridge and first exit onto Moor Lane. Take the second right on to Moorcroft Road and follow round on to Acorn Way. The property is on the right hand side of the street and can be identified by our For Sale sign.

Woodthorpe is a popular location situated on the outskirts of York with good access routes to the A64 and York City Centre. Local shopping facilities including a post office, doctors, dentist, butchers, cafe and more are within easy walking distance of the property along with regular local bus routes. There is a Tesco Superstore and a Park and Ride at Askham Bar. Woodthorpe is the local primary school.

