



Approx. Gross Internal Floor Area 927 sq. ft / 86.18 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



35 Viking Road, York YO26 5EL

Offered for sale with the benefit of no onward chain is this well presented mid terraced house. Boasting an entrance hallway, living room with bright bay window, dining room with patio doors leading out to the rear garden, a modern white gloss modern kitchen, ground floor w/c, three good sized bedrooms and a white three piece house bathroom. To the rear of the property is a mature south west facing garden with patio and lawn areas, perfect for entertaining with family and friends, and to the front is a gated gravelled driveway for off street parking. There is plenty of on street parking if required also.

Offering potential to improve, this wonderful home is the perfect first time buy, family home or investment purchase and is likely to generate a lot of interest therefore early viewing is highly recommended.

- No Onward Chain
- Modern Kitchen
- Three Bedrooms
- Ground Floor W/C
- South West Facing Rear Garden
- Lounge with Bay Window
- Dining Room
- Modern Bathroom
- Driveway
- Local Amenities Nearby

From the A1237 from Clifton Moor turn left at the roundabout onto the A59. Turn right onto Beckfield Lane and half way along take a left turn onto Ostman Road and then second right on to Viking Road. Continue and the property is located on the right hand side and can be identified by our For Sale sign.

Acomb offers a wide range of shopping facilities along with a regular bus route into York centre. There is a local primary and secondary schools in the area along with Energise sports facilities. For commuters the ring road is a short drive away giving convenient access to the A64 and the A59.

