



## VICTORIAN TOWNHOUSE WITH PLENTY TO OFFER

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32 ACOMB ROAD,  
YORK, YO24 4EW

Freehold

savills



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**Freehold**

Living room ♦ sitting room ♦ open plan kitchen and dining room  
♦ cloakroom ♦ 4 bedrooms ♦ bathroom ♦ shower room ♦  
garden ♦ garage ♦ EPC rating = D

## Situation

Acomb Road is within 1.1 mile of York city centre and the railway station making it ideal for commuters and families alike. The property is well positioned for vehicular access to the A64, for travel across the region. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station can be accessed for express services to major cities including London (Kings Cross in under 2 hours), Edinburgh and Manchester.

There are a range of amenities in the local area of Acomb; there is a doctors surgery, bank, pubs, cafes, library, beautician, hairdressers, bakers, greengrocers, supermarket and three primary schools all within walking distance. In addition there are several private schools in York including The Mount, St Peters and Bootham all within 2 miles. West Bank Park and Hob Moor Nature Reserve are excellent walking areas which lead over to the Knavesmire.

## Description

32 Acomb Road is a fine example of late Victorian design offering period charm on the fringe of York city centre.

The house offers superb light and spacious accommodation with plenty of charm, there is a divine sitting room with large bay to the front with a further reception room to the rear.

An open plan contemporary kitchen and dining room to the lower ground floor with French doors leading out to the garden is ideal for entertaining and family life. To the first and second floors there are four double bedrooms with a shower room and bathroom.

The house is approached via a wrought iron gate, along a stone paved path with a raised bed and mature shrubs. To the rear is a delightful modern garden, with paved and decked areas for entertaining, mature shrubs and a garage.

## Viewing:

Strictly by appointment with Savills





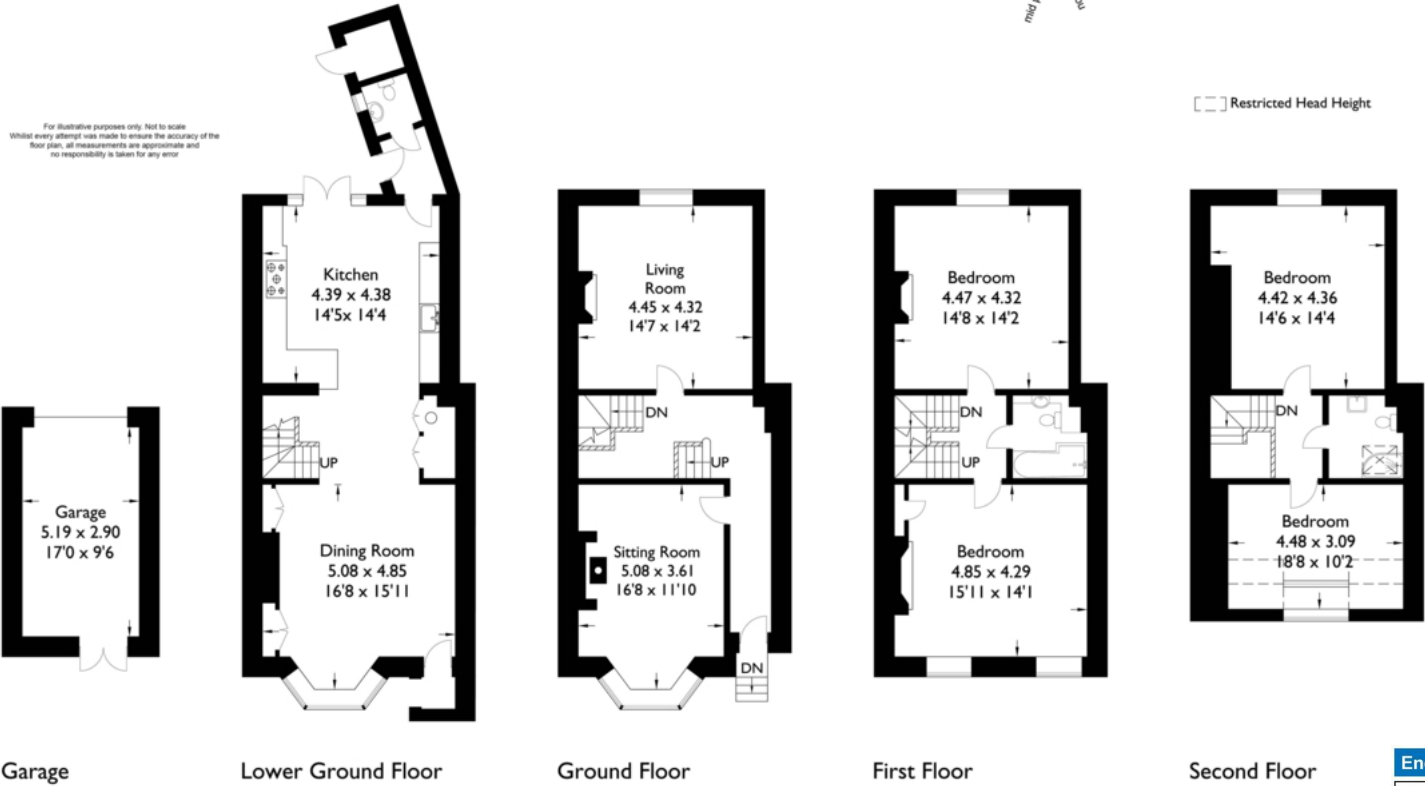


# 32 ACOMB ROAD

Approximate Gross Internal Area : 206.03 sq m / 2217.68 sq ft

Garage : 15.05 sq m / 161.99 sq ft

Total : 221.08 sq m / 2379.68 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		