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E S T A T E A G E N T S



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## Mill Lane

Acaster Malbis, York, YO23 2UJ

This exceptional four bedroom detached family home is situated along Mill Lane in Acaster Malbis. Mill Lane is renowned for beautiful properties offering stunning field views. Acaster Malbis is a tranquil and established village South of York offering scenic river walks, excellent village pub, and easy access to motorways and surrounding villages. Acaster Malbis is a short distance from both Bishopthorpe and Copmanthorpe, which offer a wide range of amenities and excellent schools.

This wonderful detached property provides substantial parking for multiple vehicles and a detached, brick built, double garage. The property boundaries are defined with trees, well maintained and mature hedging as well as tall panel fencing providing excellent privacy and security. Internally the whole property has been carefully and tastefully renovated to create a wonderful living accommodation, ready for new owners to move straight in.

Living room- A spacious and relaxing area of the house, bright, with tons of natural light entering from the front of the property. There is a feature fireplace with log burner, oak flooring and tasteful décor making this a

**Asking Price £575,000**

# Mill Lane

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- Beautiful village location
- Immaculate throughout
- Large Gardens
- Four Bedrooms
- Superb Views
- Garden Room
- Modern Kitchen with Appliances
- Double Garage
- Ready to move into



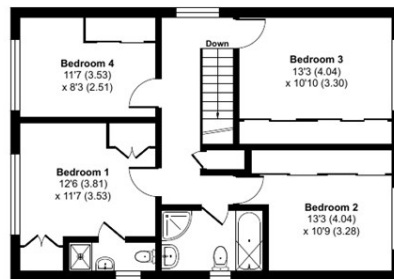
**Directions**



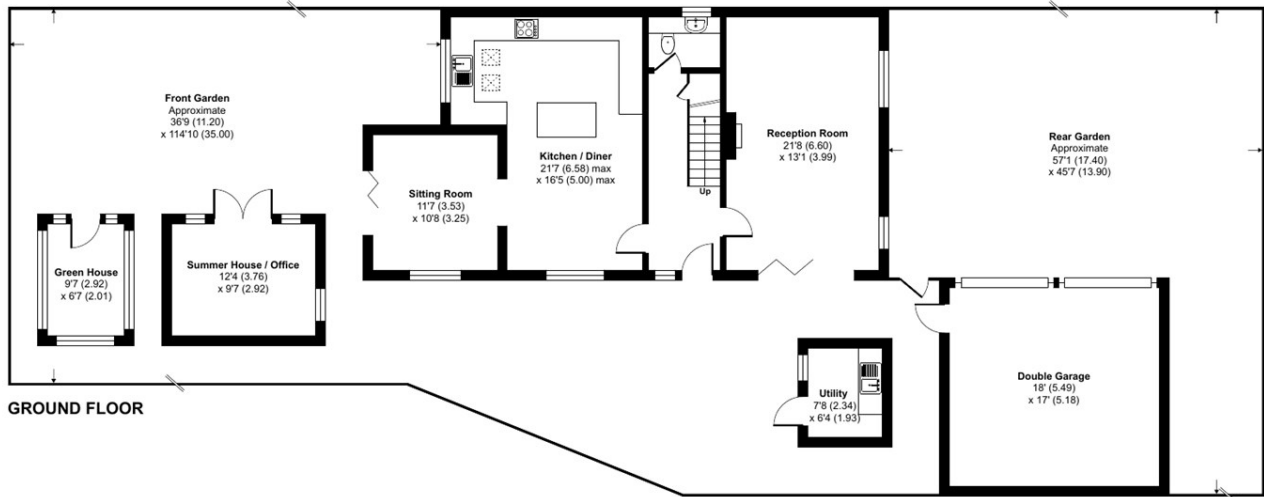
# Floor Plan

## Willow Garth, Mill Lane, Acaster Malbis, York, YO23

Approximate Area = 1589 sq ft / 147.6 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Outbuildings = 203 sq ft / 18.8 sq m  
 Total = 2098 sq ft / 194.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Naish Estate Agents . REF: 1033469

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	