



## Pheasant Way, Acaster Malbis, York, YO23 2AB

- DETACHED PARK HOME
- RECENTLY PAINTED AND DECORATED
- PARKING FOR MULTIPLE CARS
- FAMILY SHOWER ROOM AND ENSUITE
- MODERN FINISH THROUGHOUT
- FITTED WITH NEW CARPETS AND FLOORING
- SIDE AND REAR GARDENS

**Guide Price £170,000**



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## DESCRIPTION

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this two-bedroom park home in the popular over 55's development of Westfield Park, Acaster Malbis.

The accommodation comprises entrance hall leading through to the living room with French doors to the side of the property with access ramp for mobility issues and electric fireplace and mantel drawing a focal point to the room. Modern U-shaped kitchen with fitted wall mounted units, electric oven with four ring gas hob, integrated dishwasher, newly installed fridge and 2 year old boiler (under warranty).

The property also benefits from a bright and airy three-piece family shower room and additional ensuite shower room of the master bedroom, both bedrooms including fitted wardrobes to maximize the space in the property.

The outside of the property provides parking for multiple cars and gardens surrounding the property with fenced borders for privacy.







Total floor area 62.4 m<sup>2</sup> (671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.