



## Mill Lane, Acaster Malbis, York, YO23 2UL

- STUNNING FAMILY HOME
- ENSUITE
- DOUBLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- ORANGERY
- MULTIPLE RECEPTION ROOMS
- ELECTRONIC GATES

**£995,000**



# Mill Lane, Acaster Malbis, York, YO23 2UL - £995,000

## DESCRIPTION

A stunning, detached family home in the highly sought after village of Acaster Malbis, approximately five miles from York's historic city centre.

Electronic gates open up to the beautifully presented front garden and gravelled driveway which leads to the detached double garage.

Upon entering the home itself you have a large entrance hallway providing access to the cloak room with storage space and downstairs W.C.

The modern kitchen has been recently refitted and boasts a range of base and wall units, high quality integrated appliances and a central island with breakfast bar. There is also a utility room with further units and a sink.

The jewel in the crown of this home is the delightful orangery at the rear, measuring over 350 SqFt there is plenty of space for both living and dining areas, creating the perfect place for entertaining and spending time together as a family.

The lounge has double doors leading to the orangery as well as a log burning stove with attractive surround which creates a focal point to the room. To the front of the property you have a further reception room, currently used as a snug creating further living space with flexibility to be used in a variety of different ways such as home office or playroom.

To the first floor you have five bedrooms, the main of which has fitted wardrobes and an ensuite shower room. The family bathroom completes the internal accommodation with a four piece bathroom suite including sink, W.C, bath and separate shower cubicle.

Externally the property sits on a well maintained plot with a variety of lawns and patio seating areas.

Viewing of this property is highly recommended to truly appreciate the high quality of accommodation on offer.

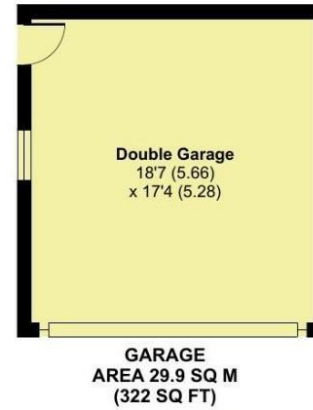
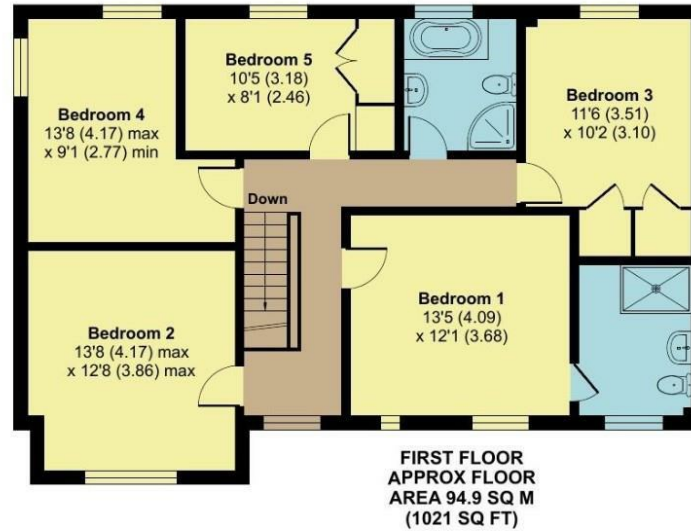
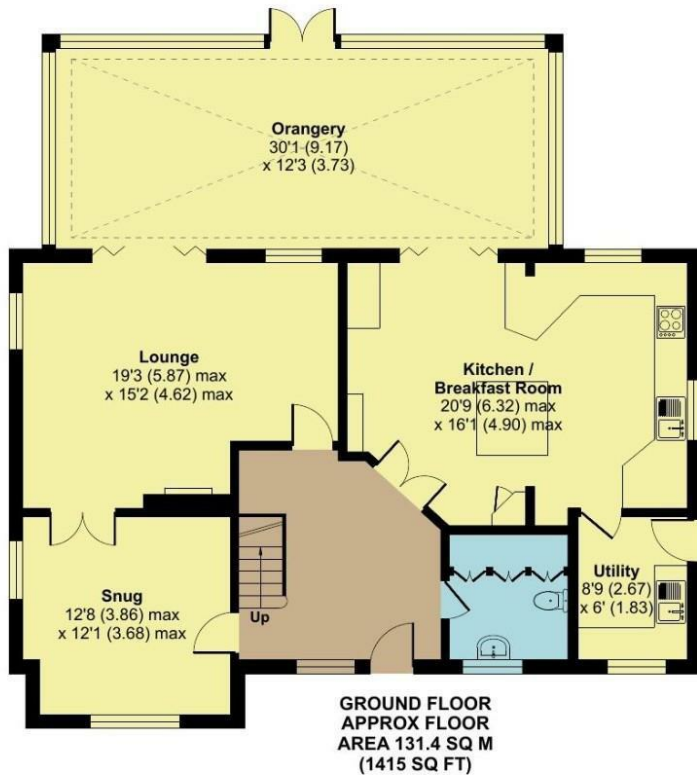




# Acaster Malbis, York, YO23

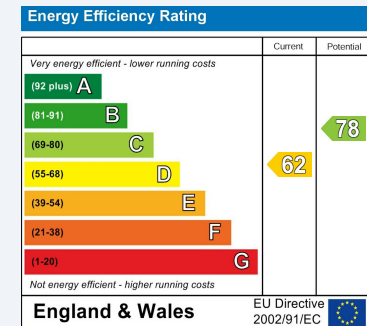
Approximate Area = 2758 sq ft / 256.2 sq m (includes garage)

For identification only - Not to scale



## 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.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hunters Property Group. REF: 839766

### 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.



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