



Elm Avenue, Acaster Malbis, York £130,000

A well presented and spacious two-bedroom residential park home with off street parking, set within this highly regarded development on the edge of Acaster Malbis. Offered with no onward chain.



The property is accessed via a garden path through a UPVC double glazed front door into a spacious lounge-diner.

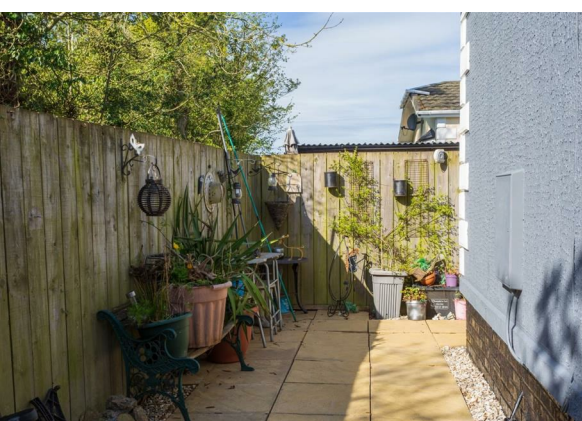
The lounge diner has a feature electric fireplace as well as bay windows to the front and side elevation to let in natural light.

The kitchen is located to the rear elevation of the property, housing a range of wall and base units with wood effect worktops and ceramic tile splashbacks, completed with a resin sink with mixer tap over. There is a range of integrated appliances, including an oven and gas hob, fridge freezer, washing machine and dishwasher.



The master bedroom is a generously sized double room, with a useful storage cupboard and an en-suite W.C. Bedroom two is located to the front elevation of the property and has a built in wardrobe with hanging rail and shelving.

The internal accommodation is completed by a modern shower room having a low flush WC, ceramic hand wash basin and walk in shower cubicle with panelled splashback.



Externally, the property has ample parking and a well maintained garden, with plenty of potted plants and space to sit outside.

Situated on the Mount Pleasant Estate, this peaceful site is a lovely place for people looking to downsize, but still be in a detached home.

The monthly site fee is £183.35



Tenure: Leasehold - Infinite Lease

Ground Rent - £183.35 per calendar month

Services: All Mains Services Connected

EPC Rating: N/A

Council Tax: City of York - A

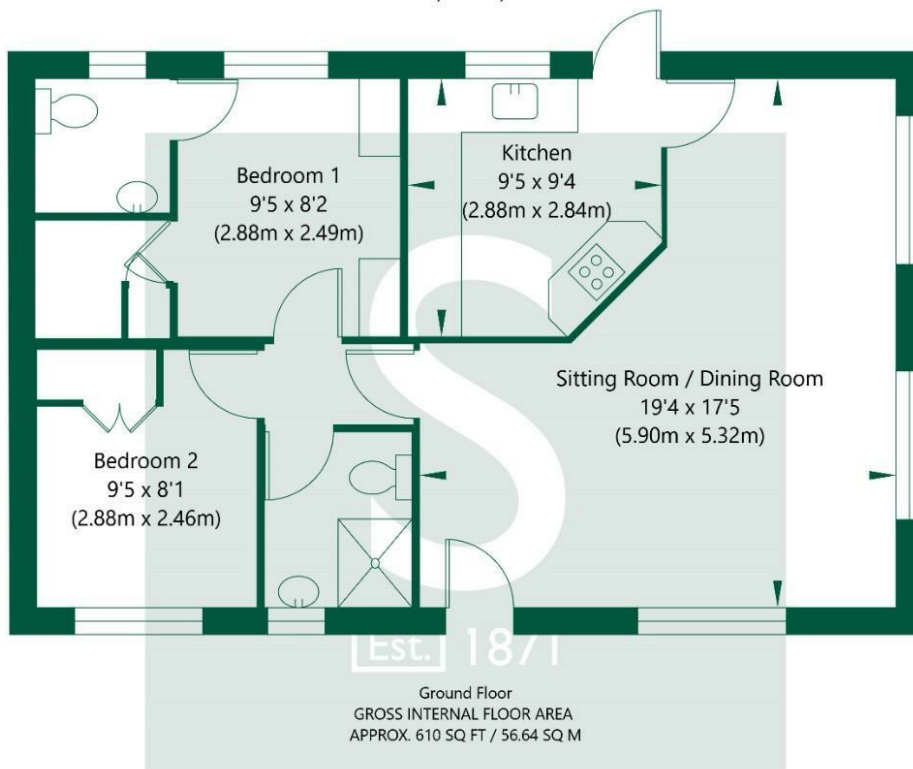
Viewings: Strictly via the selling agent

Agents Note

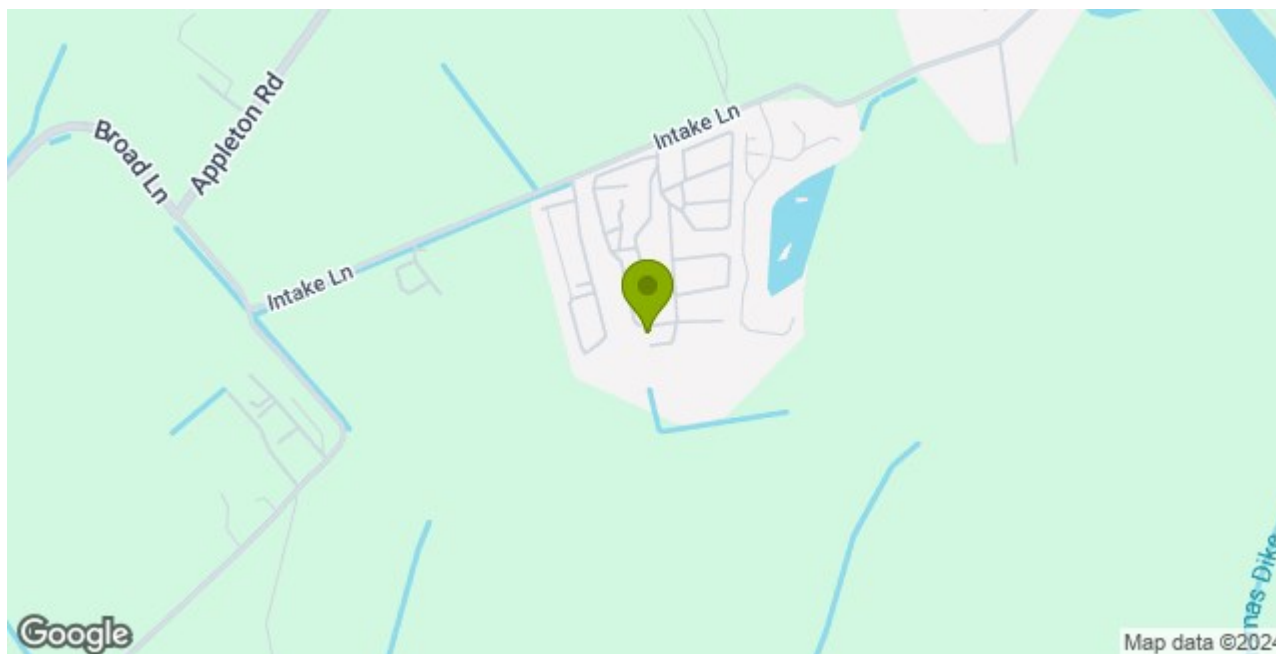
Occupancy of the property is strictly for those of 50 years of age and over.



Elm Avenue, York, YO23 2UR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 610 SQ FT / 56.64 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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