







Dale House Cundall Drive Acaster Malbis

York, YO23 2UW

£100,000

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NO ONWARD CHAIN! POPULAR FULLY RESIDENTIAL PARK. AVAILABLE 365 DAYS A YEAR! NESTLED WITHIN COUNTRYSIDE! Churchills proudly presents this two bedroom home located on this enviable plot within this sought after over 50's development of Mount Pleasant Park adjacent to Acaster Malbis village and within excellent links into York city centre and further afield. The property is in a superb condition throughout and comprises entrance hallway, living room with French doors to the rear, dining kitchen with fitted wall mounted units and integrated appliances, two bedrooms with fitted wardrobes and a three piece shower room. To the outside is a parking space for one vehicle and a low maintenance garden. The Mount Pleasant park is a popular over 50's development benefitting from a community feel with a social room which is open every day where any one can go to borrow books, exchange books, jigsaws, DVD's or just meet for a friendly chat plus nearby there are riverside walks to countryside. The residence is available 365 days a year, which isn't widely common amongst these types of lodges and a viewing is highly advised.

Freehold – at the discretion of the park owners.

Hallway

Entrance door, double panelled radiator. Laminate flooring.

Living Room

Windows to two aspects and French doors onto rear garden, double panelled radiator, TV point, power points. Carpet.

Dining Kitchen

Windows to front and rear, fitted wall and base units with counter tops, inset one and a half sink and drainer, built-in electric oven and hob, fridge/freezer, washing machine, wall mounted gas combination boiler, power points. Vinyl flooring.





Master Bedroom

Window to front, dado rail, built-in wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

Window to rear, built-in wardrobes, double panelled radiator, power points. Carpet.

Shower Room

Opaque window to rear, walk-in shower cubicle, wash hand basin, low level WC, extractor fan. Vinyl flooring.

Outside

Paved driveway. Lawned garden with timber fence boundary.

Lease/Service Charge to be advised.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

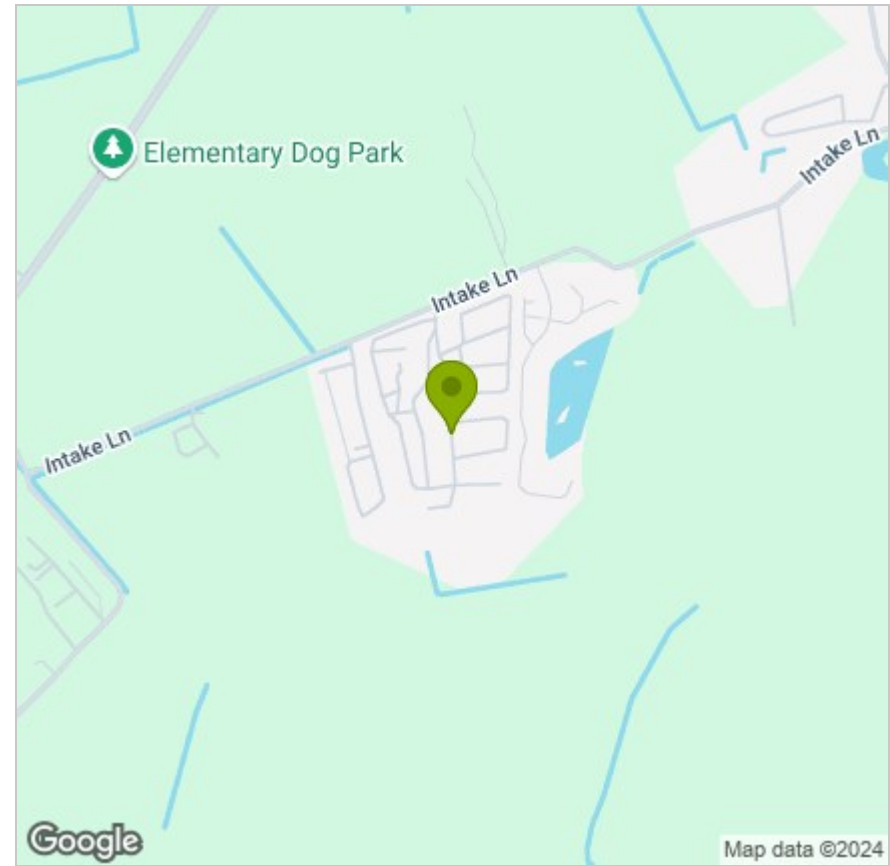
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional




FLOOR PLAN



LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.