



Dale House Cundall Drive Acaster Malbis

York, YO23 2UW

Offers In The Region Of £100,000

**NO ONWARD CHAIN! POPULAR FULLY RESIDENTIAL PARK NESTLED IN BEAUTIFUL COUNTRYSIDE!** This two bedroom home is located on an 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 benefits from a thriving community where you can get involved as much or as little as you'd like. There's a social room open daily where you can borrow, exchange or share books, jigsaws, DVD's or just meet for a friendly chat. Nearby there are riverside walks leading to open 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.

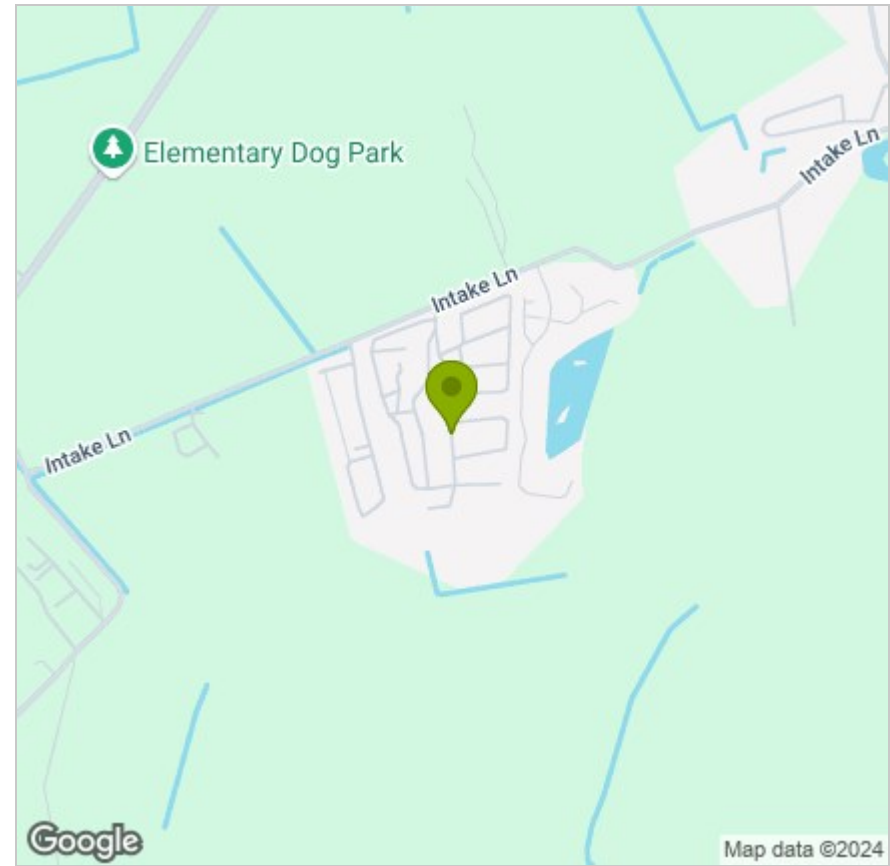
Lease/Service Charge to be advised.




## FLOOR PLAN



## LOCATION



## EPC

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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