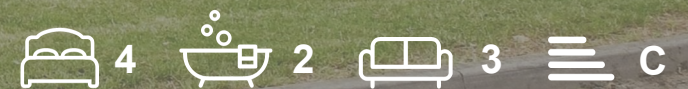




65 Mill Lane Acaster Malbis

York, YO23 2UJ

Guide Price £725,000



A FABULOUS EXTENDED 4 BEDROOM DETACHED HOUSE WITH OPEN ASPECT TO REAR SET IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH EASY ACCESS IN TO YORK AND TO THE A64. The property provides bright and tastefully presented living space with high quality internal fittings and comprises entrance hall, cloaks/w.c., large sitting room, family room, superb large open plan living/dining kitchen with bifold doors to the rear garden, utility room, landing, large master bedroom suite including walk in dressing room and en suite shower room/w.c., 3 further bedrooms and family bathroom/w.c. Driveway leading to an attached brick garage. Lawned gardens to rear with lovely open aspect over countryside to rear. An internal viewing is highly recommended.

Hallway

Sitting Room

20'9" x 11'5" (6.34m x 3.49m)

Family Room

11'5" x 10'11" (3.48m x 3.35m)

Living/Dining Kitchen

24'8" x 21'1" (7.54m x 6.45m)

Utility Room

Bedroom 1

16'4" x 10'11" (5.00m x 3.33m)

En-Suite

8'5" x 4'8" (2.57m x 1.43m)

Dressing Room

13'10" x 11'10" (4.24m x 3.62m)

Bedroom 2

11'5" x 11'0" (3.49m x 3.36m)

Bedroom 3

12'9" x 9'1" (3.90m x 2.79m)

Bedroom 4

9'9" x 7'8" (2.98m x 2.34m)





Bathroom

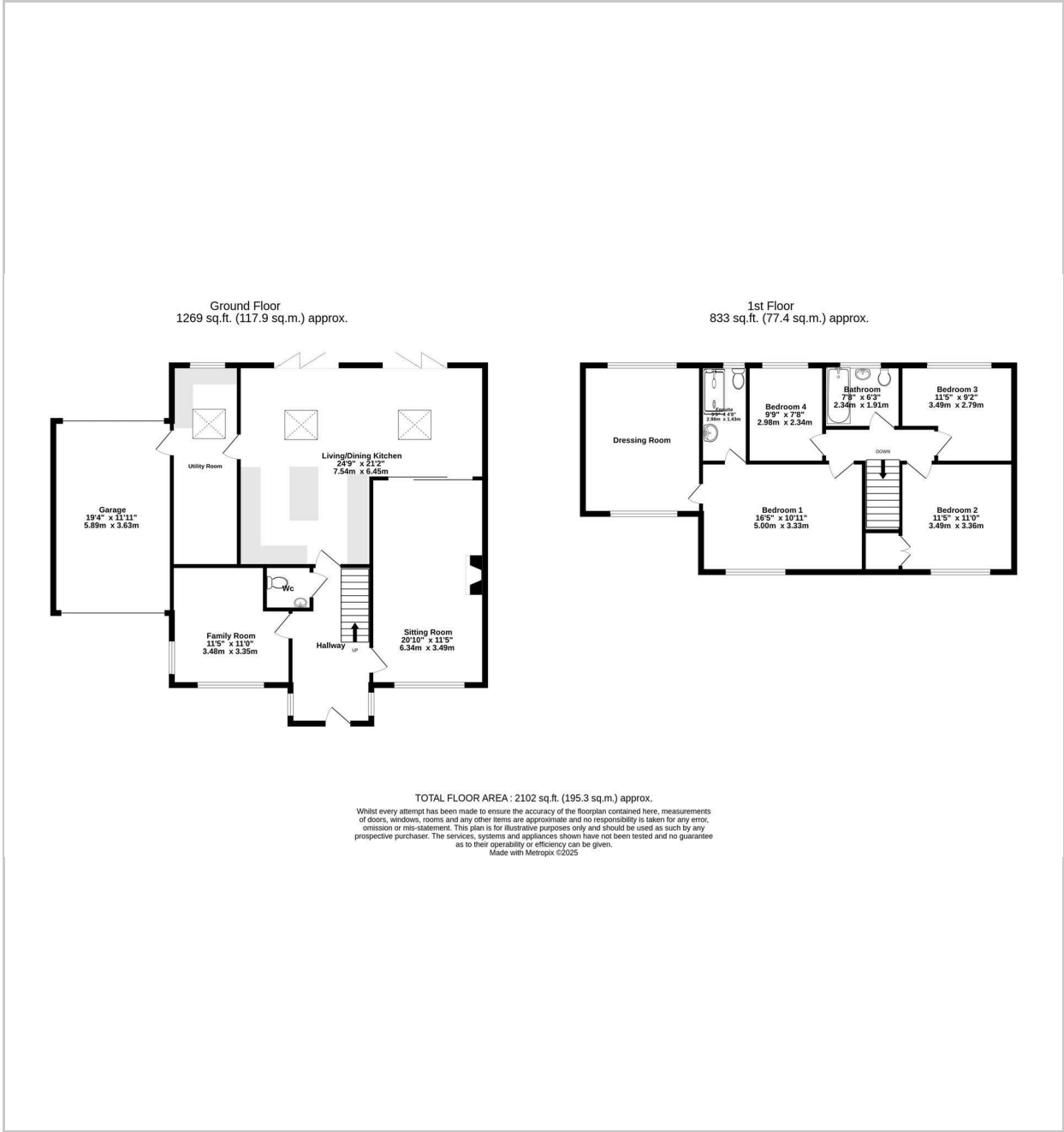
7'8" x 6'3" (2.34m x 1.91m)

Garage

19'3" x 11'10" (5.89m x 3.62m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

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