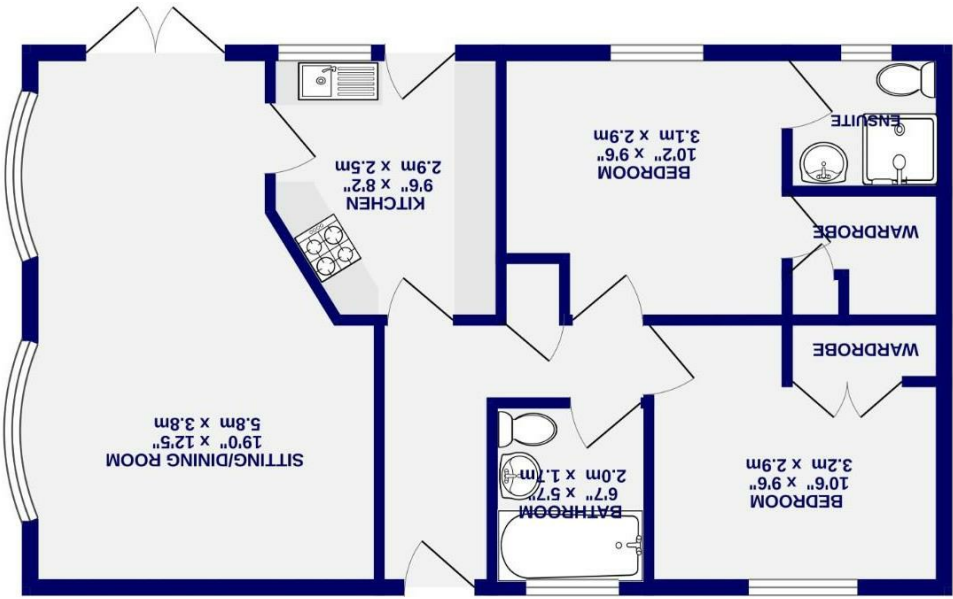


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Swanlow Drive Acaster Malbis, York YO23 2AD

Leasehold
Council Tax Band - A

- Detached Property
- Two DOUBLE Bedrooms
- Master With En-Suite Shower Room
- & Walk In Wardrobe
- Lounge / Diner
- Modern Kitchen
- Mains Gas Heating
- Off Street Parking
- Fields To The Rear Elevation



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

TOTAL FLOOR AREA: 626 sq. ft. (58.1 sq.m.) approx.
What every agent has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate, it is included in the plan the dimensions will form part of the overall floor area and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, fixtures and fittings shown have not been tested and no guarantee as to their operation, and appliances shown have not been tested and no guarantee as to their operation.

Swanlow Drive
Acaster Malbis, York
YO23 2AD

£165,000



This immaculately presented detached home enjoys an enviable position on this ever sought after development, offered with no onward chain and is well placed for access to York city centre and local amenities.

The spacious accommodation is light and airy and briefly comprises; entrance hallway, large 'L' shape lounge /diner, separate kitchen which is home to modern fitted units, integrated appliances and a mains gas central heating boiler.

There are two double sized bedrooms, the master with large walk in wardrobe and en-suite shower room and shower room.

There are well maintained gardens to the side and rear elevations and a block paved driveway to the front and side which provides off street parking. This property has the benefit of two outside stores.

Viewing is highly recommended.

Council Tax Band- A

Monthly Ground Rent- £210
10% of the sale price goes to Flanagan Estates
Infinite lease

