



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



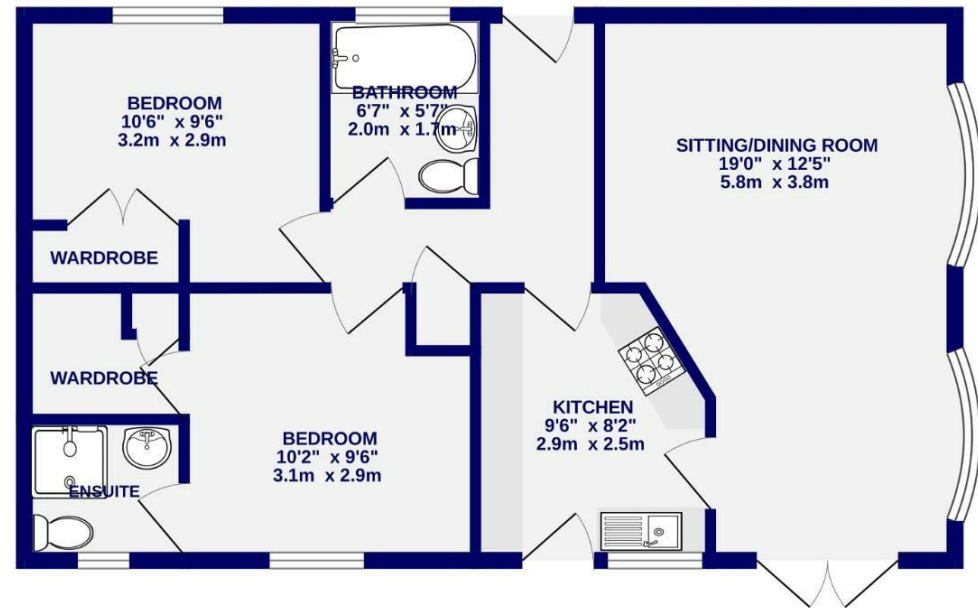


Swanlow Drive Acaster Malbis, York YO23 2AD

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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