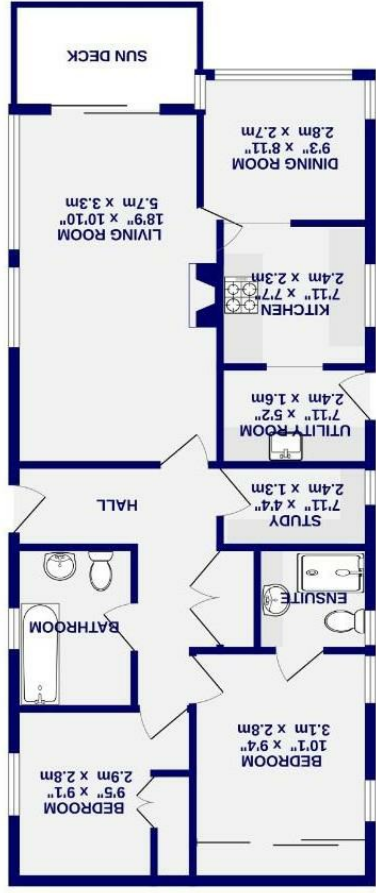


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

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GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.

**The Crescent**  
Acaster Malbis, York  
YO23 2UU

Leasehold  
Council Tax Band - A

- Detached Park Home
- Three Years Old
- Modern Luxury Condition
- Two Driveways
- Balcony Seating Area
- Over 50 Development





The Crescent  
Acaster Malbis, York  
YO23 2UU

£190,000



Owned since new in December 2021 this three bedroom detached park home on a quiet Acaster Malbis development is likely to be popular due to its quality fixtures and modern taste.

A beautifully appointed park home set on a good size plot with two parking spaces and situated in this popular development to the south of York near Acaster Malbis. Exclusive to those over 50, this development has a lovely sense of community and offers easy access to York city centre, either by car or public transport.

The accommodation is bright and airy comprising a generous living room with balcony seating area, a dining space, utility and a spacious kitchen with shaker style kitchen units and marble effect worktops. This property offers a modern bathroom room and a generous en-suite off the master bedroom. The master bedrooms also boasts fitted wardrobes. A second double bedroom and a small single bedroom or study make up the rest of the internal accommodation.

Externally is a beautifully designed courtyard style garden which has been landscaped with paved walk ways and low maintenance gravel areas.

Immaculately presented throughout, this property must be viewed to appreciate all that is on offer. Off Street Parking to the front of the property.

Monthly Site Fee £199.34 pcm  
Length of Lease - Infinite

Council Tax Band A

