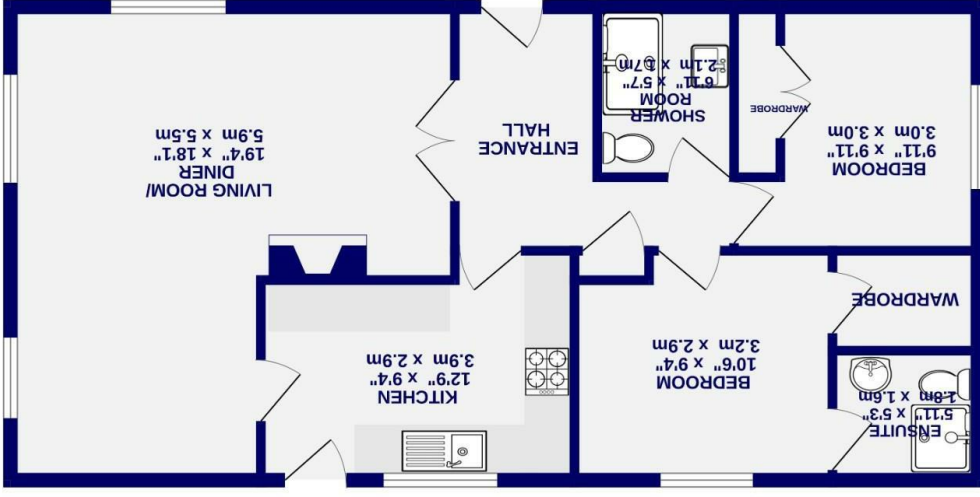


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Detached Home
 - Sought After Development
 - Two Double Bedrooms
 - En-suite Shower Room
 - Lounge /Diner
 - Over 50's
 - Off Street Parking
 - Mains Gas Central Heating & Double Glazing
- Leasehold
Council Tax Band - A

Pheasant Way Acaster Malbis, York YO23 2AB



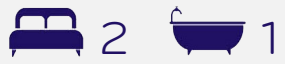
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. The data 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 is given as to their operability. Made with Metreplan 2024



Pheasant Way
Acaster Malbis, York
YO23 2AB

£175,000



This immaculately presented detached home enjoys an enviable position on this ever sought after development, 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 which was fitted in December 2020. There are two double sized bedrooms, the master with large walk in wardrobe and en-suite shower room.

There are well maintained gardens to the side and rear elevations and TWO block paved driveways to the front and side which provides ample off street parking.

Viewing is highly recommended.

Please be aware this is for over 50's only and there is a current monthly ground of £147.66.

Council Tax Band - A

