



Pheasant Way
Acaster Malbis, York
YO23 2AB

£175,000



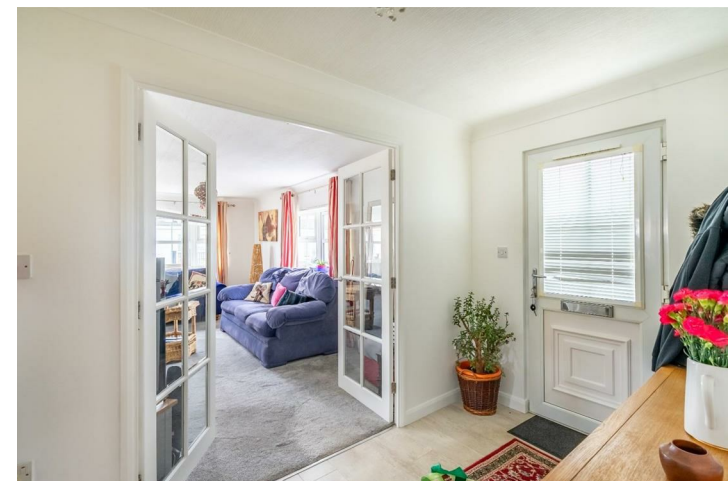
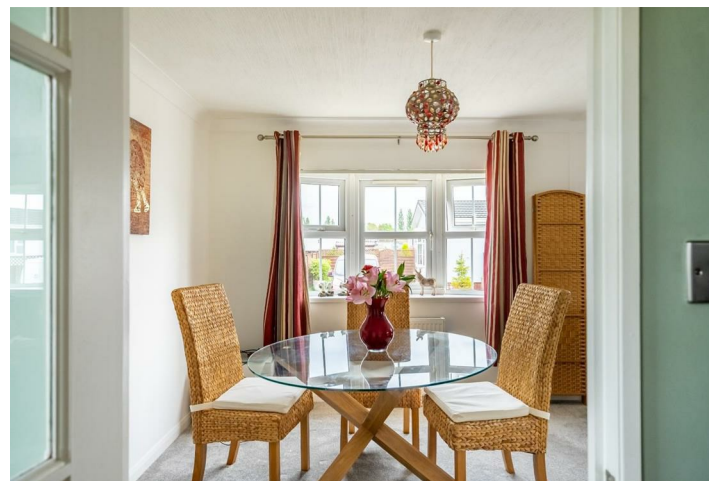
Set within a quiet and highly sought-after development, this immaculately presented detached home offers the perfect blend of comfort, space, and convenience—tailored for relaxed living exclusively for the over-50s. Perfectly positioned for convenient access to both York city centre and the charming village of Bishopthorpe, which offers a selection of eateries, shops, and local amenities. The home is set in a peaceful, private location and benefits from a warm, welcoming community atmosphere.

Inside, the property is bright and spacious throughout, featuring a generous entrance hallway, a large L-shaped lounge/diner ideal for both relaxing and entertaining, and a stylish kitchen with modern fitted units, integrated appliances, and a recently fitted (Dec 2020) gas central heating boiler.

Externally, the property features attractive gardens to the side and rear, perfect to enjoy those al fresco days and with minimal upkeep. Two block-paved driveways to the front and side provide excellent off-street parking.

Key Information:

- Exclusively available to purchasers aged 50 and over
- Monthly ground rent: £192.00
- Well-connected location with easy access to York and local amenities
- Viewing is highly recommended
- Gas mains



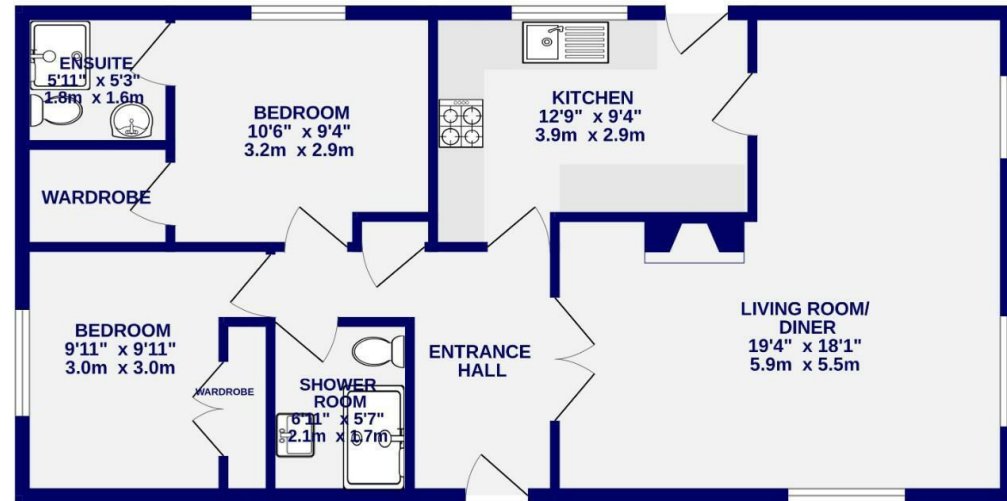


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Leasehold
Council Tax Band - A

- 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

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



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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/stores 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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