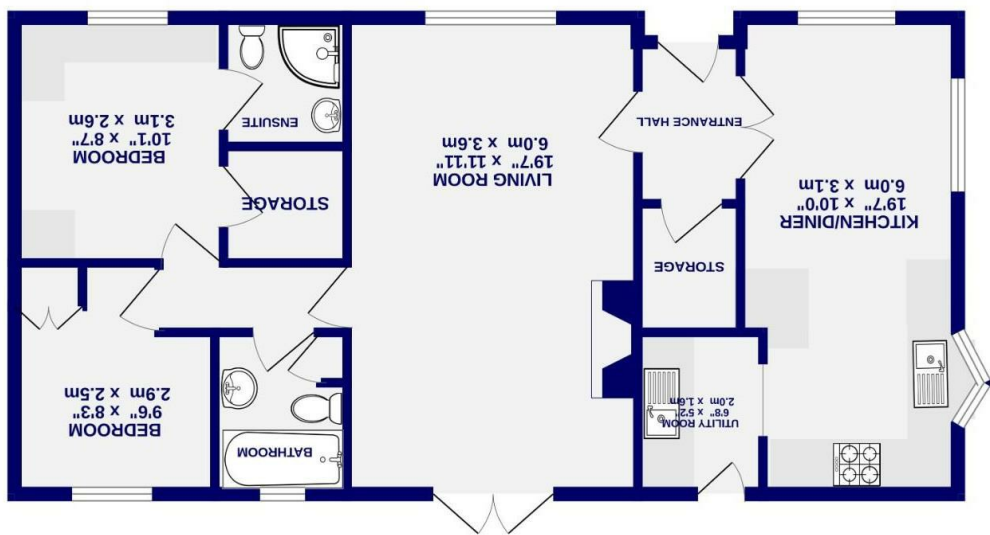


property on behalf of the vendor.

- Leasehold
Council Tax Band - A

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



Whist 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 gatekeepers will consent part of the overall floor area and not responsibility is taken for any error, omission or misstatement. 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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The Willows, Acaster Malbis, York, YO23 2XE

The Willows
Acaster Malbis, York
YO23 2XE

£170,000



Tucked away on The Willows, a private crescent within this popular and welcoming over-55s development, is this spacious two-bedroom detached park home occupying a particularly generous plot with stunning open views to the rear.

Set in a peaceful position on the edge of Acaster Malbis, the location offers a real sense of community, excellent transport links into York, and easy access to the nearby villages of Naburn and Bishopthorpe with their range of local amenities.

Internally, the accommodation is well presented and begins with a welcoming entrance hallway with built-in storage. To the front of the property is a light and airy lounge with a feature fireplace. The dual aspect room has patio doors that lead onto a raised outdoor seating area, perfect for over looking the garden and fields to the rear of the property, The heart of the home is a spacious open-plan kitchen and dining room with an excellent range of units, worktops and integrated appliances, leading to a rear utility.

There are two double bedrooms, both with fitted wardrobes, with the master benefitting from an en-suite shower room. A separate three-piece bathroom completes the internal layout.

Offered with no onward chain and ready for immediate occupation, the property also benefits from gas central heating and double glazing throughout.

Externally, the home enjoys gardens to three sides with a mix of lawn and patio seating areas, a private driveway, and a semi-detached garage providing excellent storage and parking.

Early viewing is highly recommended to appreciate the generous space and peaceful setting on offer.

Infinite lease
Pitch fee for 2025 is £253.89 per month; this is reviewed annually at the start of each calendar year.

Council Tax Band- A

