





# 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





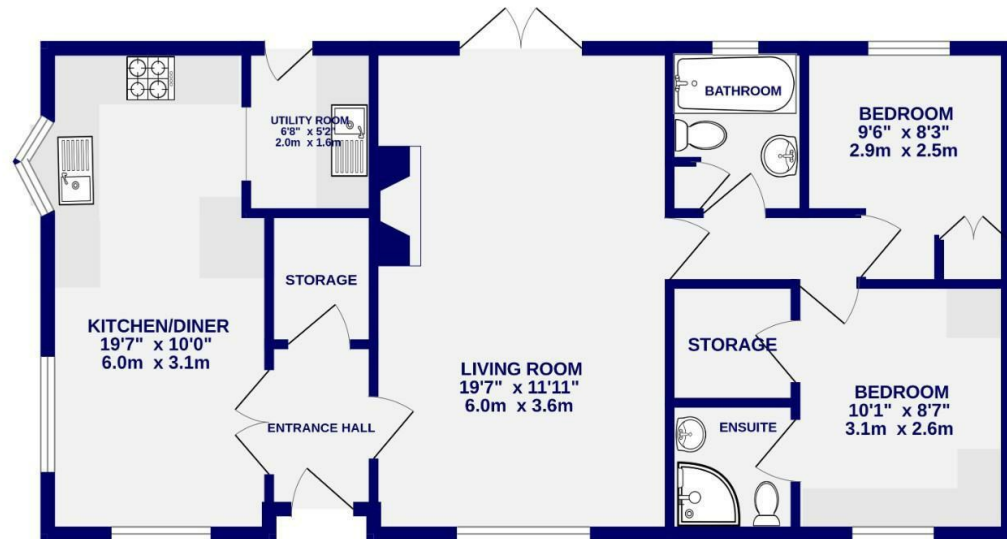


# The Willows Acaster Malbis, York YO23 2XE

Leasehold  
Council Tax Band - A

- Detached Park Home
- No Onward Chain
- Two Double Bedrooms
- Two Bathrooms
- Large Rear Garden
- Driveway & Garage

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



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

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