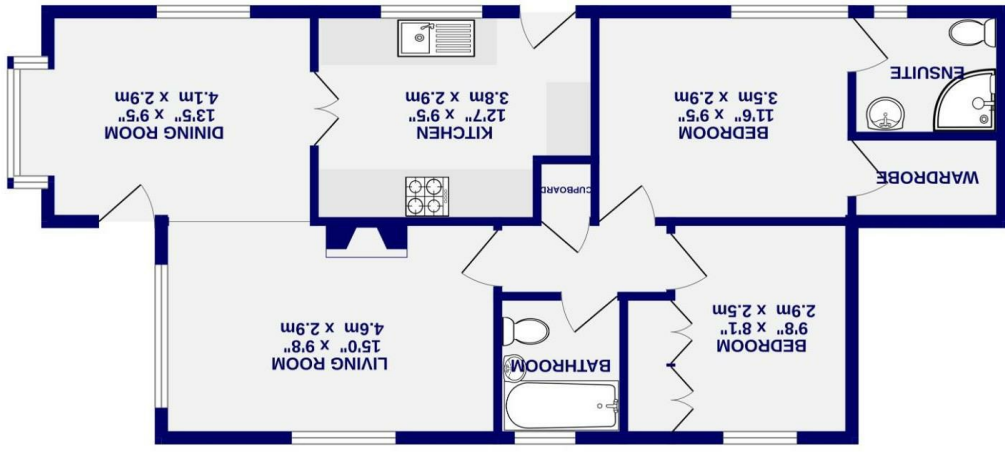


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- A Modern Park Home
 - Corner Plot
 - Ensuite Bathroom & Dressing Room
 - Two Bedrooms
 - 3 Year Old Park Home
- Leasehold
Council Tax Band - A

Elm Avenue Acaster Malbis, York YO23 2UR



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

TOTAL FLOOR AREA: 702 sq. ft. (65.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. The data is derived from the information provided by the vendor and is not guaranteed as to their accuracy. 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 operation. Made with Metreplan 2024



Elm Avenue
Acaster Malbis, York
YO23 2UR

£190,000



Owned from new 3 years ago, this modern park home comes with 7 years remaining on the warranty and offers a bright and spacious feel on a wonderful development.

A very modern park home set on a corner plot 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 open plan to a separate dining space and spacious kitchen with shaker style kitchen units. Unlike some homes on the development, this property offers a modern shower room and generous en-suite off the master bedroom. The master bedrooms also boasts a walk in wardrobe.

Externally is a beautifully designed courtyard style garden which is paved with outbuildings for storage.

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 £167.00 pcm

Council Tax Band A

