

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Birch House Cundall Drive Mount Pleasant

, YO23 2UW

Offers Over £150,000

2 2 1

NO ONWARD CHAIN! POPULAR FULLY RESIDENTIAL PARK NESTLED IN BEAUTIFUL COUNTRYSIDE! This two bedroom home is located on an enviable plot within this sought after over 50's development of Mount Pleasant Park adjacent to Acaster Malbis village, Bishopthorpe shops and amenities and within excellent links into York city centre and further afield. The property is in a superb condition throughout and comprises large entrance hallway, living/dining room boosting lots of natural lighting with French doors to the rear, kitchen with fitted wall mounted units and integrated appliances, one double bedroom with a walk-in-wardrobe and an en-suite shower room, 2nd double bedroom with fitted wardrobes and a three piece bathroom. To the outside is a parking space for one vehicle and a low maintenance garden with some mature shrubbery. The Mount Pleasant park benefits from a thriving community where you can get involved as much or as little as you'd like. There's a social room open daily where you can borrow, exchange or share books, jigsaws, DVD's or just meet for a friendly chat. Nearby there are riverside walks leading to open countryside and the property is moments from the local bus stop.
An early viewing is highly recommended.

Entrance Hallway
uPVC entrance door, radiator, laminate flooring, skirting, coving, smoke detector.

Living and Dining Area
uPVC double glazed window to front, 2x double glazed window to side, uPVC door to rear, radiators, laminate flooring, power points, skirting, coving.



















Kitchen
uPVC double glazed window to rear, uPVC door to rear garden, fitted wall and base units with counter top, sink and draining board with mixer tap, integrated fridge freezer dishwasher and washing machine, gas hob with electric oven, laminate flooring, radiator, power points, skirting, coving.

Bathroom
uPVC double glazed window to front, W.C, wash hand basin, bath with mains shower over, heated towel rail, laminate flooring, coving.

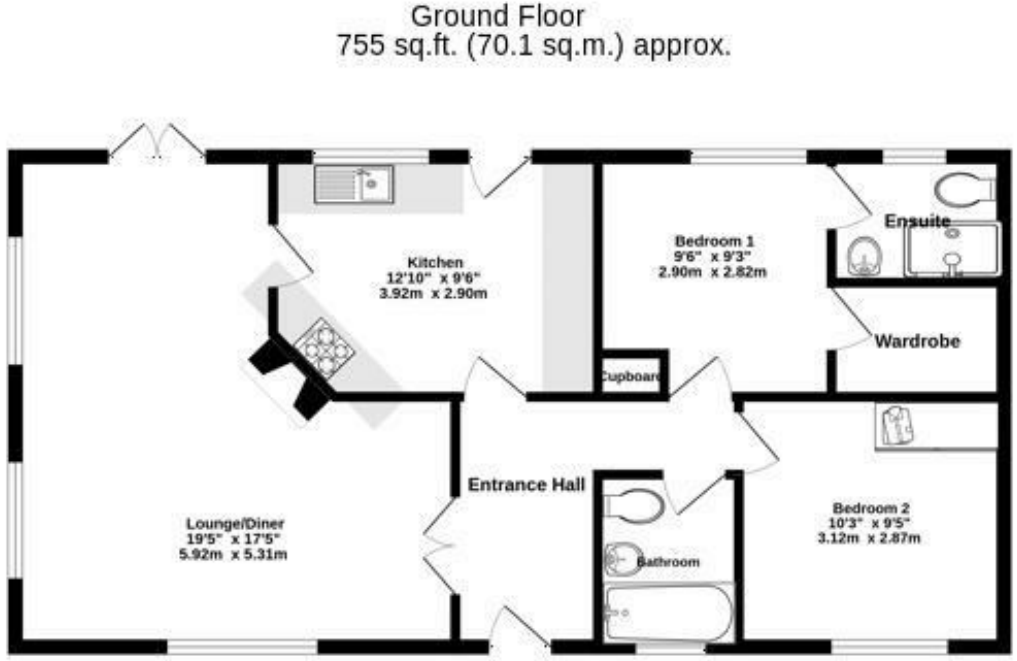
Bedroom 1
uPVC double glazed window to rear, walk-in wardrobe, radiator, laminate flooring, power points, skirting, coving.

En suite
uPVC double glazed window to rear, W.C, wash hand basin, shower cubicle, laminate flooring, skirting.

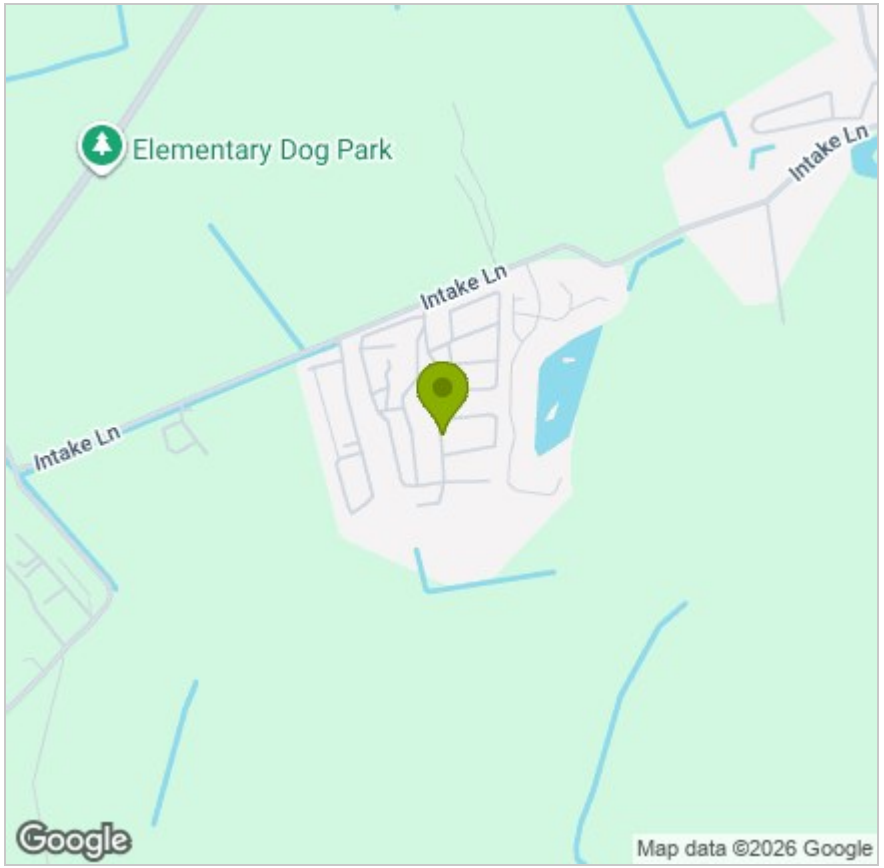
Bedroom 2
uPVC double glazed window to front, fitted wardrobes, radiator, laminate flooring, power points, skirting, coving.

Outside
large paved patio, mature shrubbery, 1 car parking space

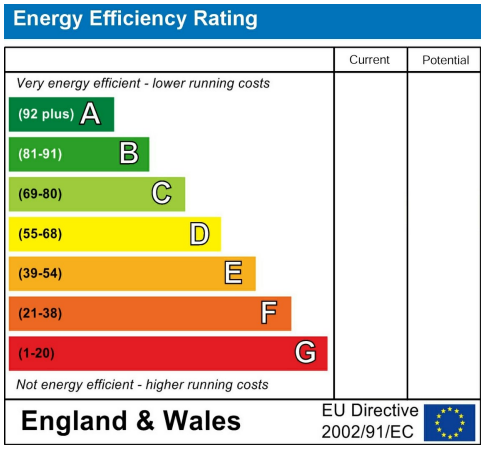
FLOOR PLAN



LOCATION



EPC



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