



*Edited w

Elm Avenue
Acaster Malbis, York
YO23 2UR

Offers Over £140,000



Owned from new just three years ago, this modern park home benefits from seven years remaining on its warranty. Bright and spacious throughout, it is set within a wonderful development and also includes the added advantage of the first year's ground rent being paid.

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.

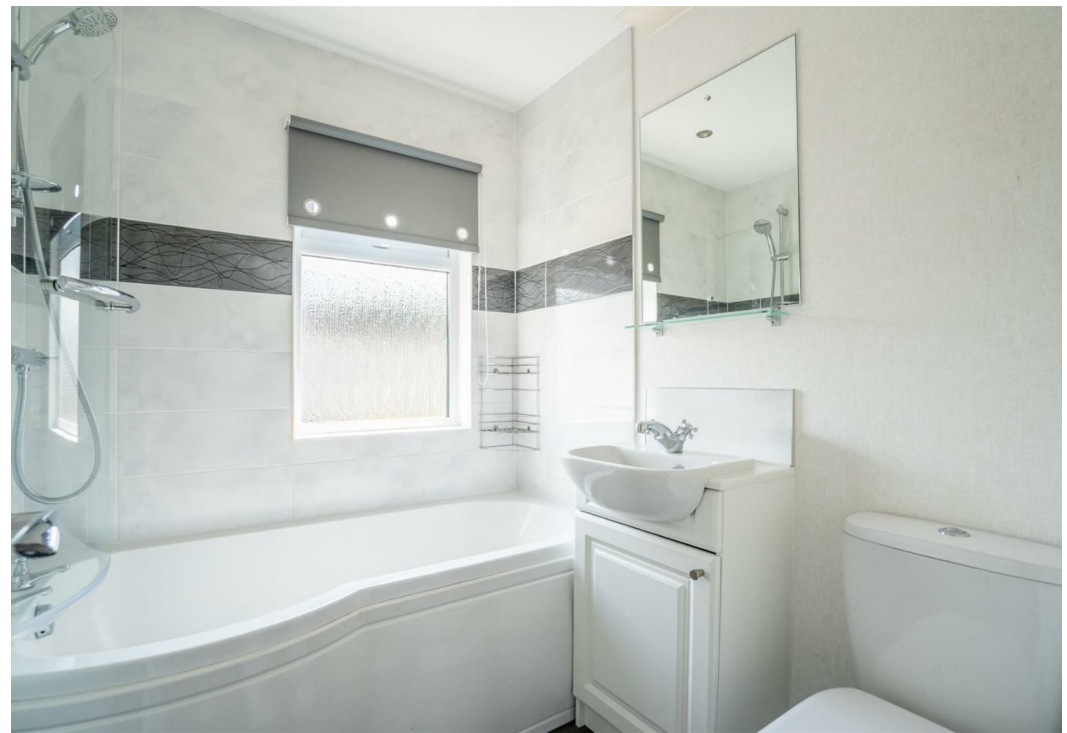
Immaculately presented throughout, this property must be viewed to appreciate all that is on offer. Off Street Parking to the front of the property.

A selection of rooms have been dressed using AI for illustrative purposes.

Monthly Site Fee £167.00 pcm

Council Tax Band A



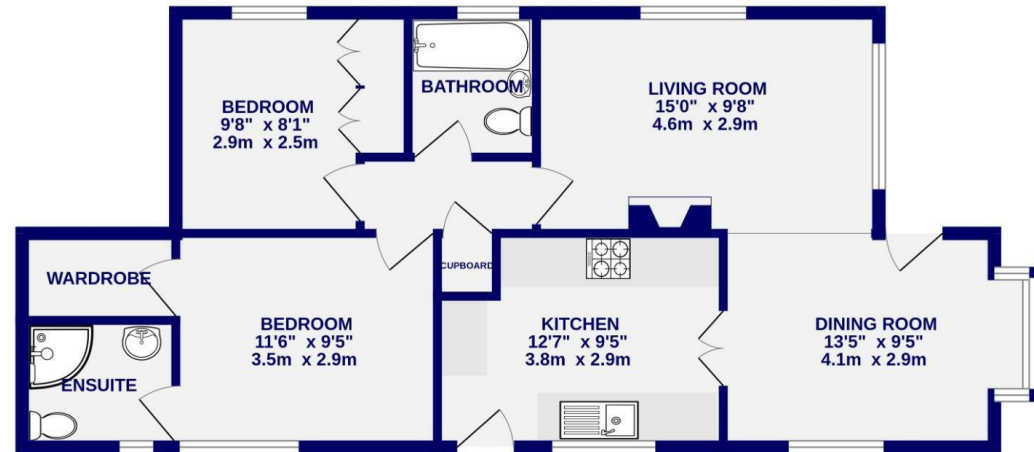


Elm Avenue Acaster Malbis, York YO23 2UR

Leasehold
Council Tax Band - A

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

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



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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/storeroom 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.
Made with Metropix C2024

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.