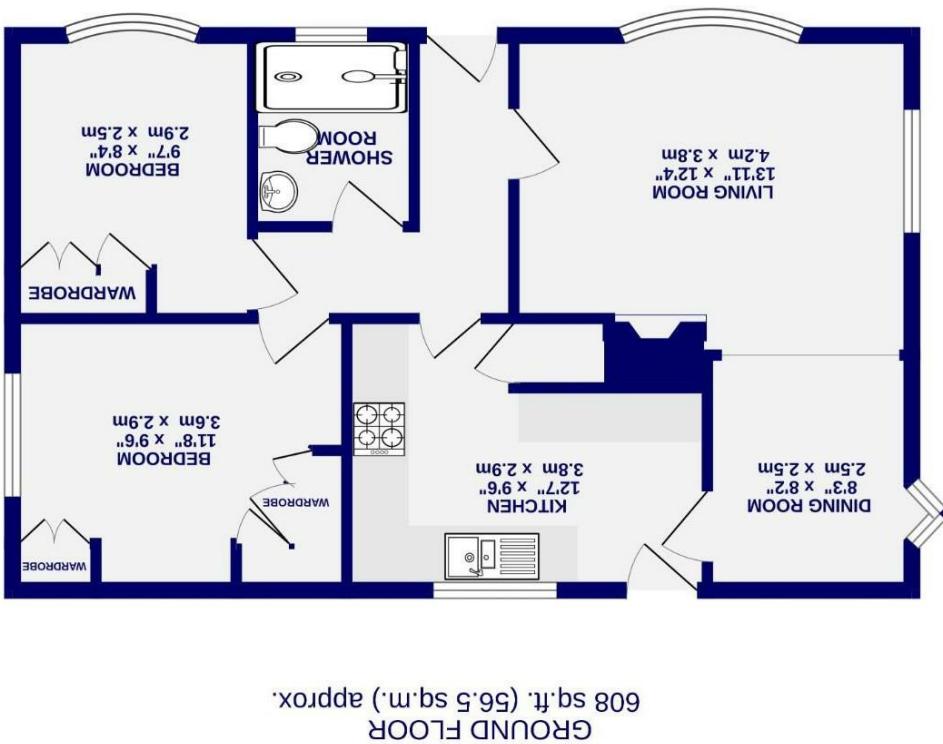


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 measurements contained in these particulars, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection of the property or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans and drawings 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.

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- Well Presented Throughout
- Viewing Essential
- Two Bedrooms
- Location
- Southerly Aspect & Secluded
- Garages, Garage & Driveway
- Detached Residential Park Home
- Council Tax Band - A
- Pleasant Avenue, Acaster Malbis, YO23 2TU



Pleasant Avenue  
Acaster Malbis, YORK  
YO23 2TU

£170,000

 2  1

This two bedroom detached lodge is situated at the head of cul de sac in this popular development on the edge of this sought after village on the outskirts of York.

Available exclusively to the over 55's the property also benefits from established and attractive gardens along with a garage and driveway.

Briefly comprising: Modern fitted white kitchen, Living Room and Dining Room, Two double bedrooms, Modern shower room, Gas central heating, double glazing.

Viewing highly recommended.

Ground Rent £248.18pcm

Council Tax Band- A

