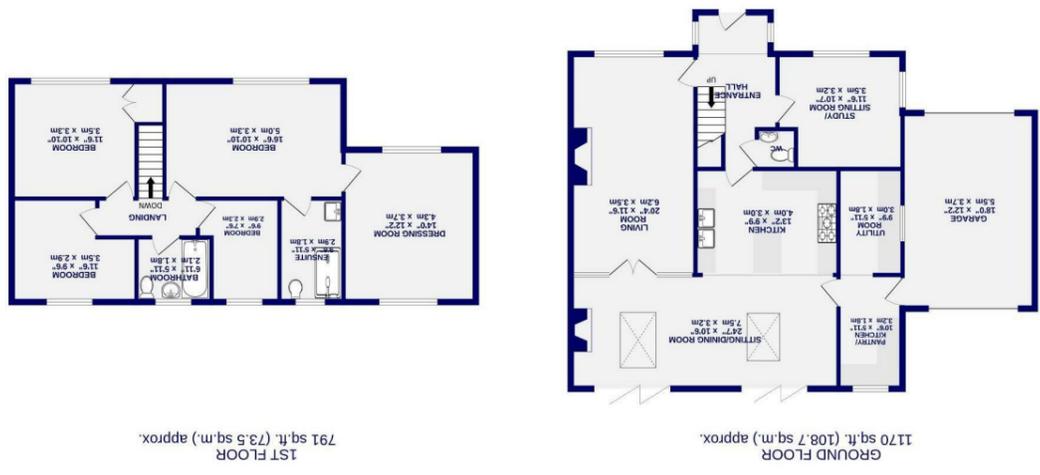


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Mill Lane Acaster Malbis, York YO23 2UJ

Freehold
Council Tax Band - E

- Detached Family Home
- Four Bedrooms
- Master Bedroom Ensuite & Dressing Room
- Westerly Garden To Rear
- Open Plan Kitchen Living Diner
- Driveway Parking Multiple Vehicles
- Perfect Family Home
- EPC C



Mill Lane
Acaster Malbis, York
YO23 2UJ

£700,000



Located in the popular and scenic village of Acaster Malbis, to the south of York, is this beautifully presented and thoughtfully extended detached family home. Surrounded by attractive countryside, the village offers a wonderful lifestyle with picturesque walks through nearby fields and along the river, while also providing a selection of local amenities including traditional pubs and eateries. Acaster Malbis also benefits from convenient access to York city centre and the outer ring road by both car and public transport and is also in the school catchment area for Fulford school and Tadcaster Grammar school.

Internally, the property opens into a welcoming entrance hall which provides access to the original living room on the right-hand side. This inviting space features crittall-style glazed French doors which lead through to the impressive rear extension. Flooded with natural light from large windows and two sets of bi-fold doors, this stunning living and dining space enjoys uninterrupted views across the garden and surrounding fields. Leading off this space is the well-appointed fitted kitchen, offering an array of shaker-style base units, granite worktops and a range of integrated appliances. The ground floor also benefits from a useful pantry and utility room, along with an additional reception room accessed from the entrance hall, ideal for use as a snug, playroom or home office.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a spacious dressing room situated above the garage, as well as its own en-suite shower room. The remaining bedrooms are served by a stylish three-piece family bathroom located off the landing.

