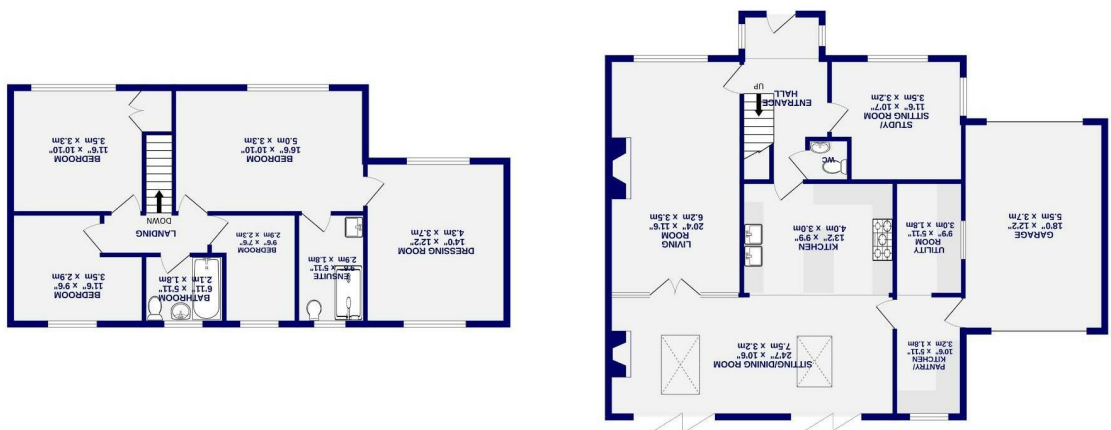


property on behalf of the vendor.

- Freehold
Council Tax Band - E

Acaster Malbis, York



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is included in the plan the measurements in full part of the overall floor area and no responsibility is taken for any 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.

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1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.

Mill Lane
Acaster Malbis, York
YO23 2UJ

£700,000

4 2

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.

