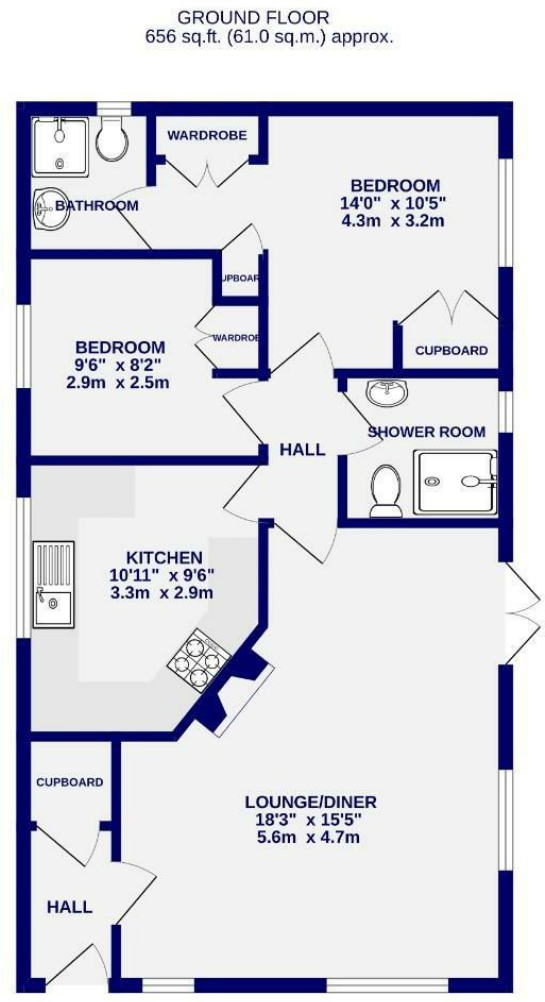


Pheasant Way
Acaster Malbis, York
YO23 2AB

Leasehold
Council Tax Band - A

- Exclusively for the over 50's
- Recently Decorated & Recarpetted Throughout
- Driveway Parking
- Two Bedrooms
- Two Bathrooms
- Popular Development
- No Onward Chain



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.

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£125,000

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Situated within the popular over 55s development of Westfield Park in Acaster Malbis, this two-bedroom park home offers well-presented accommodation with the benefit of two shower rooms, parking for multiple vehicles and gardens surrounding the property.

The accommodation briefly comprises an entrance hall leading through to a good-sized living room, which features an electric fireplace and mantel, together with French doors opening to the side of the property where an access ramp is provided. The modern kitchen is fitted with a range of wall and base units, an electric oven, four-ring gas hob and integrated dishwasher, together with a recently installed fridge. The property also benefits from a boiler which was installed approximately two years ago and remains under warranty.

There are two bedrooms, both of which benefit from fitted wardrobes, with the principal bedroom enjoying an en-suite shower room. A further three-piece shower room serves the remainder of the property.

Externally, the property occupies a pleasant position with gardens surrounding the home, enclosed by fenced boundaries to provide a degree of privacy, together with parking for multiple vehicles.

Offered no onward chain, early viewing is highly recommended.

Annual Site Fee: £2,331.84



















