



The Crescent
Acaster Malbis, York
YO23 2UU

£165,000



Set to the South of York in the most popular location of Acaster Malbis, this two bedroom property is well placed for access to the city centre and Bishopthorpe village. Well presented throughout, the accommodation includes a good sized reception room, a modern fitted kitchen and a bathroom to the rear. The master bedroom offers a generous space with a walk in wardrobe and en-suite with the second bedroom providing ample storage with fitted wardrobes.

The Crescent forms part of a peaceful, leafy residential area for the over 50's and is well placed for access to good road links.

Externally the property also benefits from gardens around all sides of the property and a driveway for off street parking.

Immaculately presented throughout, this property must be viewed to appreciate all that is on offer.

Infinite lease
Pitch fee- £2,417.40 a year

Council Tax Band- A



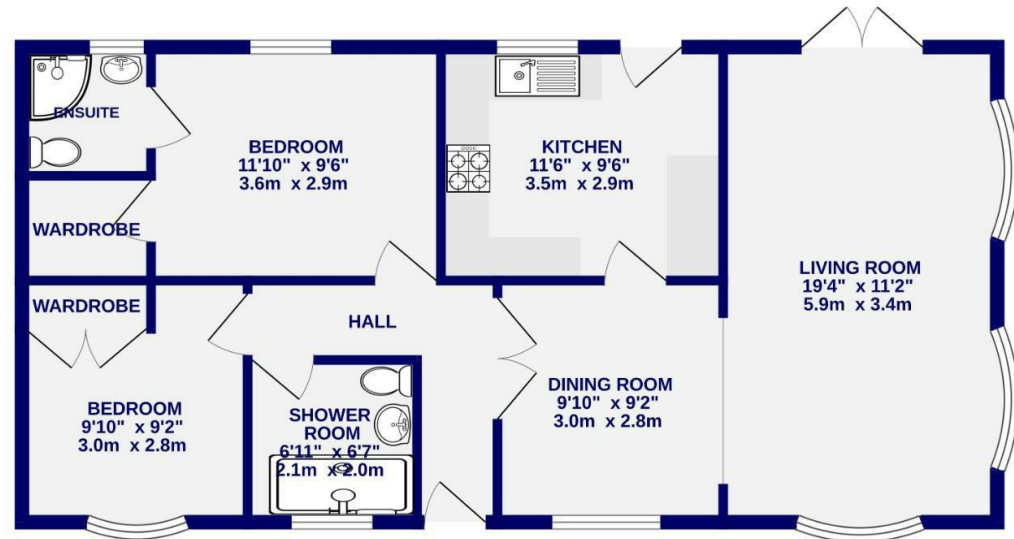


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Leasehold
Council Tax Band - A

- Detached Property
- Ensuite To Main Bedroom
- Off Street Parking
- Popular Village Location
- Two Bedrooms
- Viewing Recommended
- Well Presented
- EPC- Exempt

GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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/shed 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.
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