



HUNTERS[®]
HERE TO GET *you* THERE

 5  2  3  D

Mill Lane, Acaster Malbis, York

£900,000



A stunning detached family home positioned in the highly sought-after village of Acaster Malbis, just five miles from York's historic city centre, offering modern interiors, generous living space and beautifully maintained gardens.

Electronic gates open to an immaculate front garden and gravelled driveway, leading to the detached double garage and creating an impressive first approach to the property.

Inside, a spacious entrance hallway provides access to the cloakroom with storage and a well-appointed W.C. The recently refitted modern kitchen features an extensive range of base and wall units, high-quality integrated appliances, and a central island with breakfast bar. A separate utility room offers additional storage and a sink, ensuring excellent practicality for family living.

The standout feature of this home is the exceptional orangery, extending to over 350 sq ft. Designed as a versatile living and dining space, it offers an elegant setting for entertaining and a superb everyday family environment, with abundant natural light and views over the garden.

The lounge enjoys double doors into the orangery and is centred around a log-burning stove with an attractive surround, creating a warm and inviting focal point. To the front of the home, a further reception room—currently used as a snug—provides flexible additional living space, ideal as a home office, playroom or second sitting room.

The first floor offers five well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a private en-suite shower room. A stylish four-piece family bathroom completes the accommodation, featuring a bath, separate shower cubicle, W.C. and sink.

Externally, the property sits within a beautifully maintained plot, incorporating lawns, mature planting and multiple patio seating areas that provide excellent outdoor living and entertaining space.



KEY FEATURES

- Prestigious Detached Family Home
- Exceptional 350 SqFt Orangerie
- Modern Kitchen With Central Island
- Five Bedrooms Including Principal Suite
- Electronic Gates, Double Garage And Driveway
- Beautifully Maintained Gardens
- Sought After Village Location
- Council Tax Band G



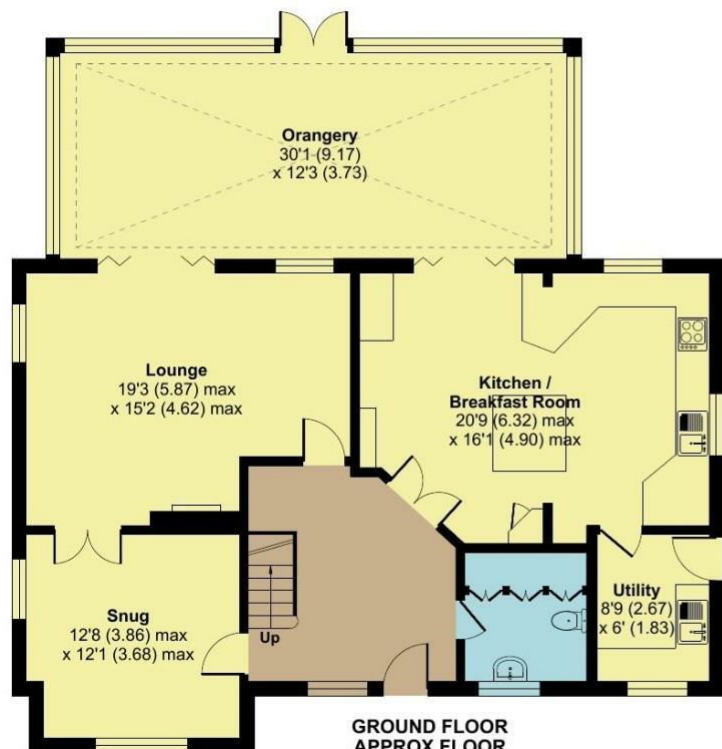




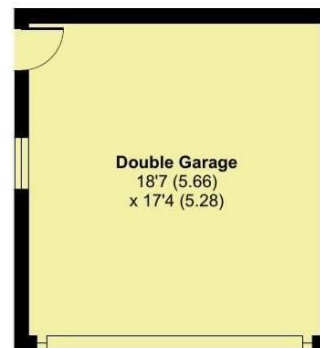
Acaster Malbis, York, YO23

Approximate Area = 2758 sq ft / 256.2 sq m (includes garage)

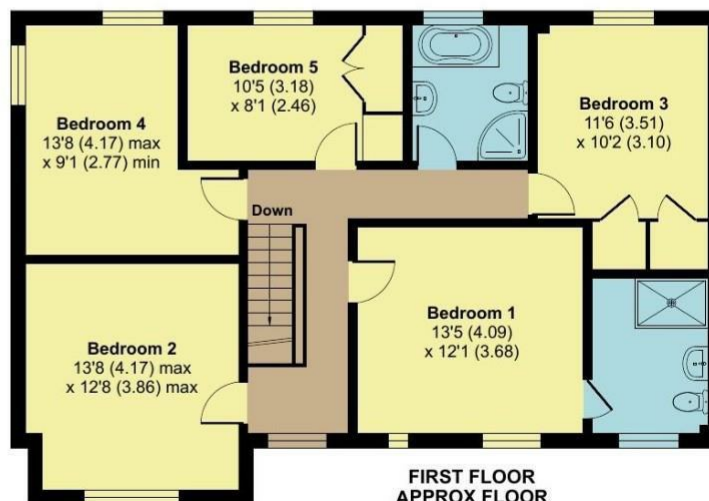
For identification only - Not to scale



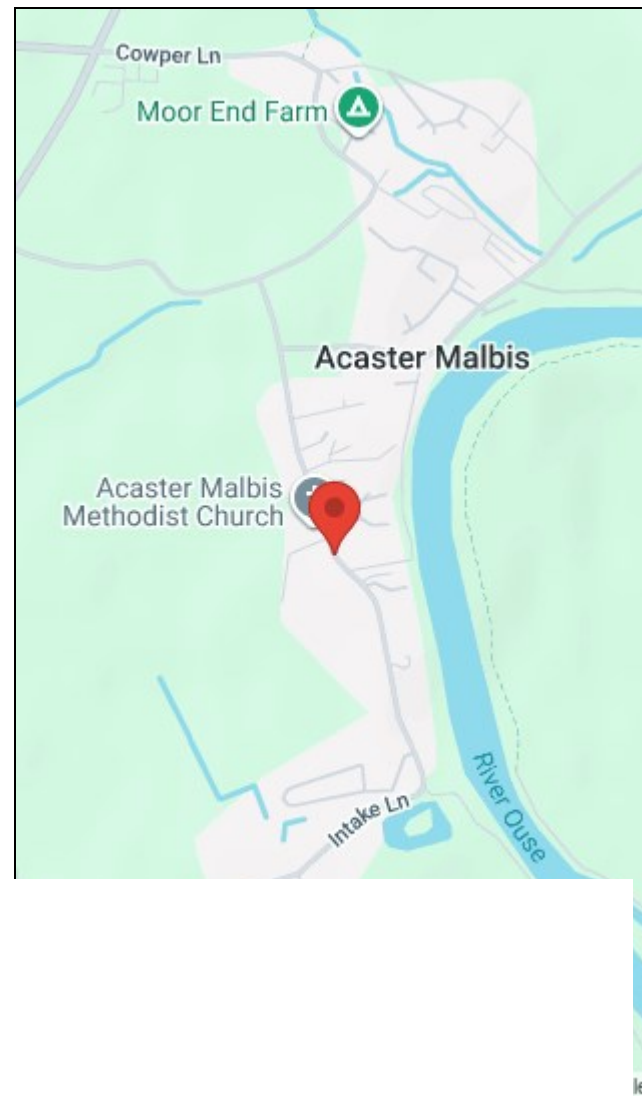
**GROUND FLOOR
APPROX FLOOR
AREA 131.4 SQ M
(1415 SQ FT)**



**GARAGE
AREA 29.9 SQ M
(322 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 94.9 SQ M
(1021 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 839766

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
		62
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.