



## The Crescent, Acaster Malbis, York, YO23 2UU

- NO ONWARD CHAIN
- WALK IN WARDROBE
- INTEGRATED APPLIANCES
- ENSUITE
- LOCATED CLOSE TO THE BUS STOP

**£170,000**



# The Crescent, Acaster Malbis, York, YO23 2UU

## DESCRIPTION

This well finished two bedroomed park home, situated in a sought-after development, approximately 4 miles to the south west of the York City Centre. The area provides great access in and out York City Centre with bus routes running every couple of hours to and from the site.

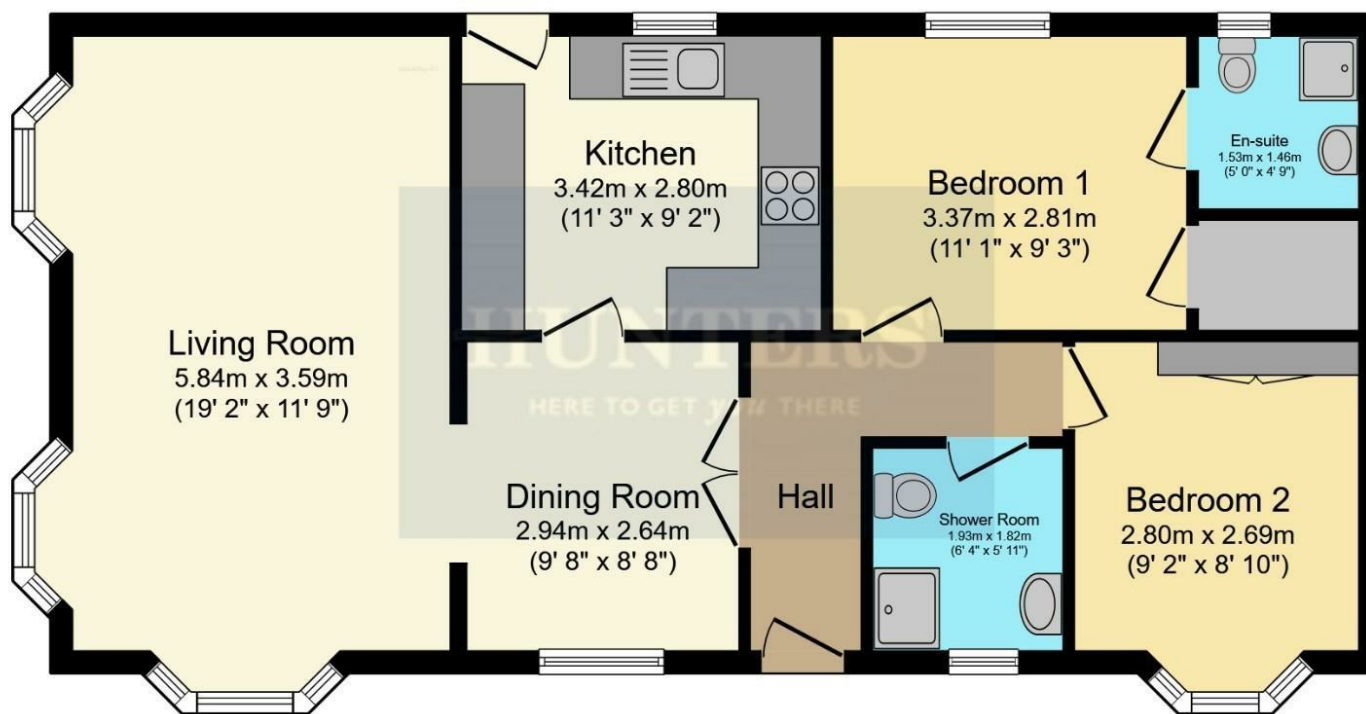
This property is well presented throughout and done to a modern standard. Upon entering the property there is an entrance hall. To the front of the property is a spacious living room that has dual aspect windows. There is an archway dividing it from the dining area. Just off the dining area is the kitchen which offers a range of built in appliances. To the back of the property there are two double bedrooms, one of which offers an ensuite and walk in wardrobe. The family Shower room concludes our internal accommodation.

Externally there is a low maintenance, pebbled garden with fenced border and off street parking for two cars.









Total floor area 73.1 sq.m. (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.