







Birch House Cundall Drive Mount Pleasant  
, YO23 2UW

**Guide Price £165,000**

 2  2  1 

**NO ONWARD CHAIN! POPULAR FULLY RESIDENTIAL PARK NESTLED IN BEAUTIFUL COUNTRYSIDE!** This two bedroom home is located on an enviable plot within this sought after over 50's development of Mount Pleasant Park adjacent to Acaster Malbis village, Bishopthorpe shops and amenities and within excellent links into York city centre and further afield. The property is in a superb condition throughout and comprises large entrance hallway, living/dining room boosting lots of natural lighting with French doors to the rear, kitchen with fitted wall mounted units and integrated appliances, one double bedroom with a walk-in-wardrobe and an en-suite shower room, 2nd double bedroom with fitted wardrobes and a three piece bathroom. To the outside is a parking space for one vehicle and a low maintenance garden with some mature shrubbery. The Mount Pleasant park benefits from a thriving community where you can get involved as much or as little as you'd like. There's a social room open daily where you can borrow, exchange or share books, jigsaws, DVD's or just meet for a friendly chat. Nearby there are riverside walks leading to open countryside and the property is moments from the local bus stop.

An early viewing is highly recommended.

**Entrance Hallway**

uPVC entrance door, radiator, laminate flooring, skirting, coving, smoke detector.

**Living and Dining Area**

uPVC double glazed window to front, 2x double glazed window to side, uPVC door to rear, radiators, laminate flooring, power points, skirting, coving.





### **Kitchen**

uPVC double glazed window to rear, uPVC door to rear garden, fitted wall and base units with counter top, sink and draining board with mixer tap, integrated fridge freezer dishwasher and washing machine, gas hob with electric oven, laminate flooring, radiator, power points, skirting, coving.

### **Bathroom**

uPVC double glazed window to front, W.C, wash hand basin, bath with mains shower over, heated towel rail, laminate flooring, coving.

### **Bedroom 1**

uPVC double glazed window to rear, walk-in wardrobe, radiator, laminate flooring, power points, skirting, coving.

### **En suite**

uPVC double glazed window to rear, W.C, wash hand basin, shower cubicle, laminate flooring, skirting.

### **Bedroom 2**

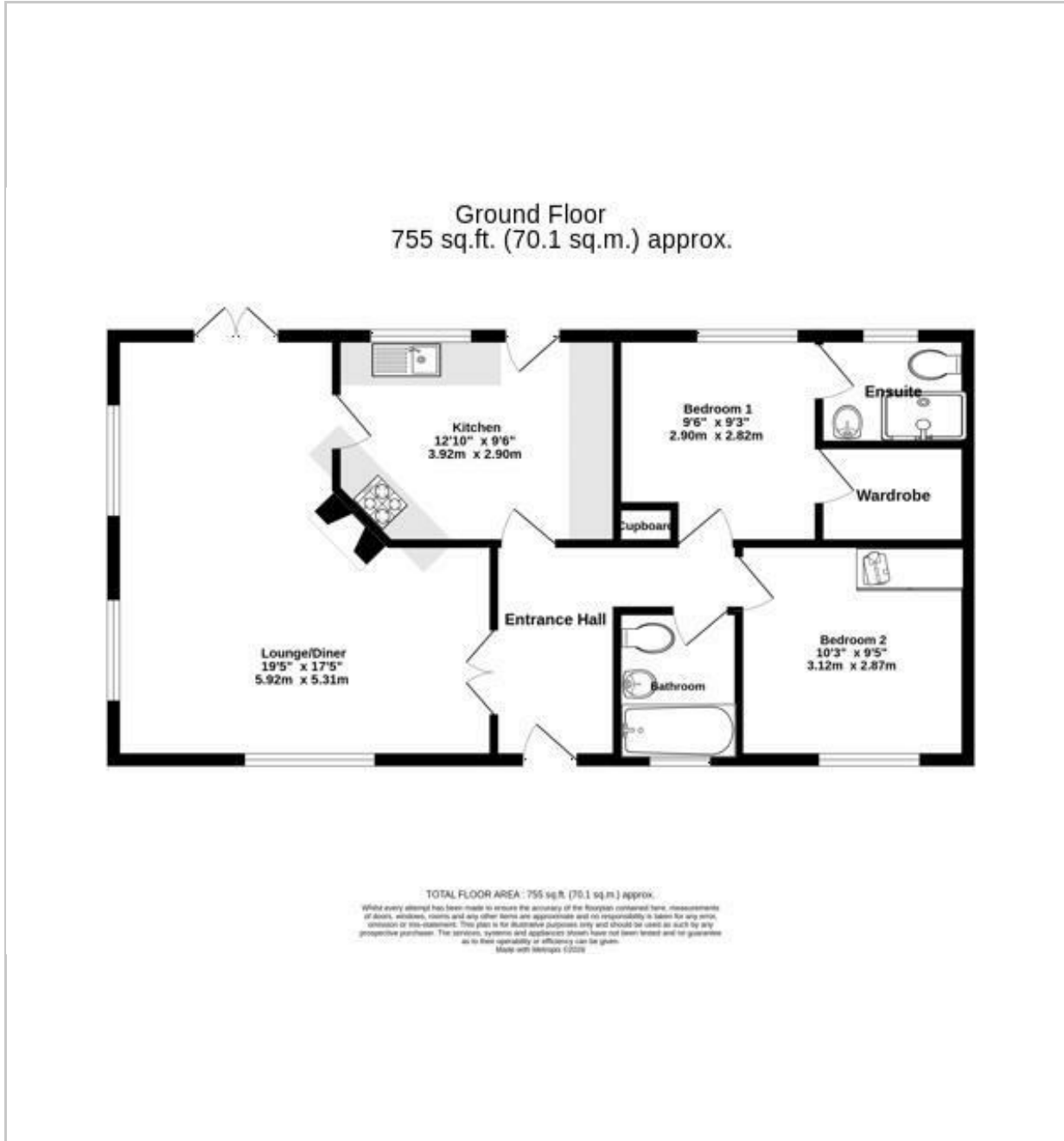
uPVC double glazed window to front, fitted wardrobes, radiator, laminate flooring, power points, skirting, coving.

### **Outside**

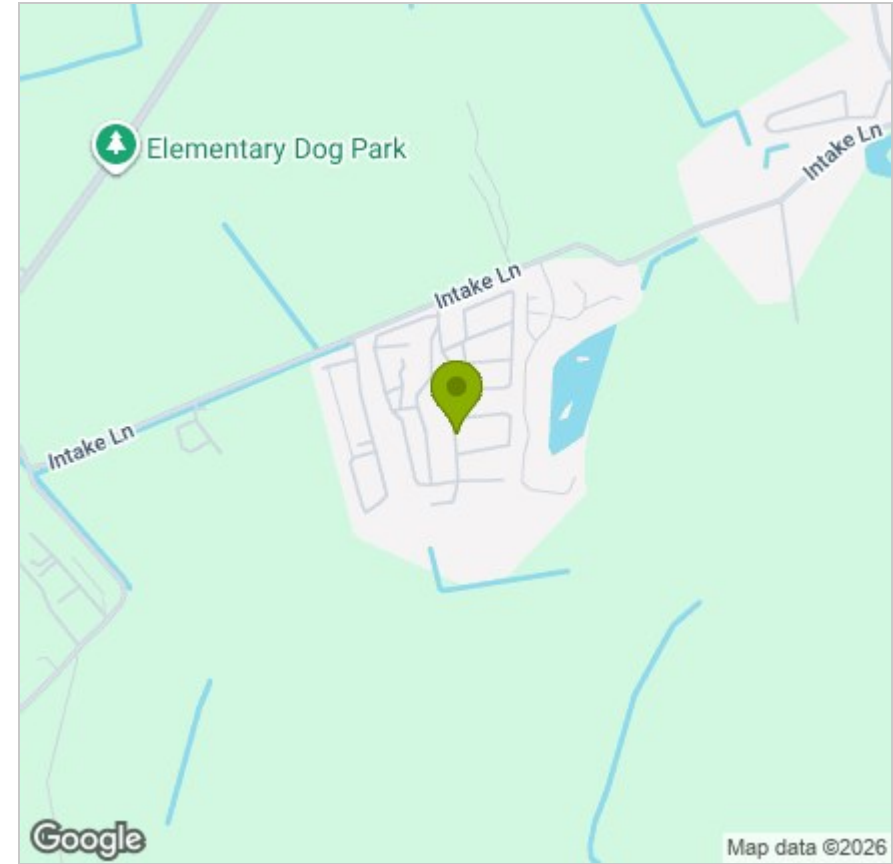
large paved patio, mature shrubbery, 1 car parking space



## FLOOR PLAN



## LOCATION



## EPC

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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.