



BYFIELD HOUSE, YEW TREE CLOSE, ACASTER MALBIS
£725,000

Carter Jonas

YEW TREE CLOSE, ACASTER MALBIS, YO23 2YZ

Tucked away at the end of a peaceful cul-de-sac in the highly sought-after village of Acaster Malbis, this rare four-bedroom detached home offers generous space, a practical layout and wonderful views over open fields.

Built in the 1990s and largely in its original condition, it is ready for a new owner to update and make it their own. The welcoming hallway leads into a spacious lounge with a brick fireplace and gas fire, featuring French doors that open directly to the garden. A second reception room provides flexibility as a formal dining room, home office or snug, whilst the large kitchen/diner offers ample space for everyday family life and entertaining.

Upstairs are four well-proportioned double bedrooms, all with built-in storage. The master bedroom benefits from its own en-suite bathroom and a walk-in wardrobe. While the décor is now dated, the generous proportions, practical layout and natural light create the perfect canvas for a modern family home.

The outdoor space offers a private setting and beautiful rural views. The rear garden, mainly laid to lawn, is easy to maintain and benefits from a paved seating area to make the most of the open aspect. To the front, a paved driveway provides ample parking and leads to a double garage with power, light and water.

Acaster Malbis is a picture-perfect village with a welcoming community, a popular pub and restaurant and a village hall. It lies within the catchment areas for Fulford School and Tadcaster Grammar School, and offers strong transport links into York and beyond. Steeped in history from Roman times to the Domesday Book, this is a location where homes of this size, position and potential rarely come to market, making it an opportunity not to be missed.

TENURE Freehold

LOCAL AUTHORITY City of York Council

EPC BAND C

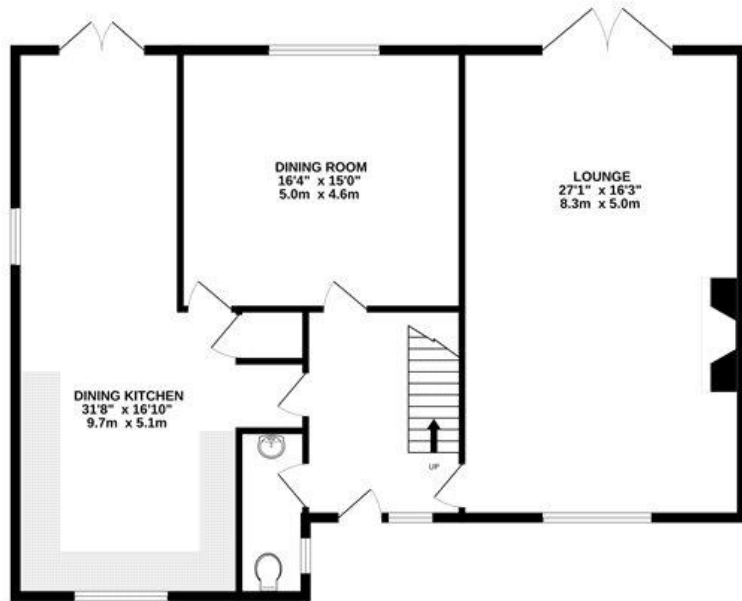
FOUR-BEDROOM DETACHED HOME IN SOUGHT-AFTER ACASTER MALBIS, END OF CUL-DE-SAC LOCATION WITH OPEN FIELD VIEWS, DOUBLE GARAGE AND HUGE POTENTIAL TO MODERNISE



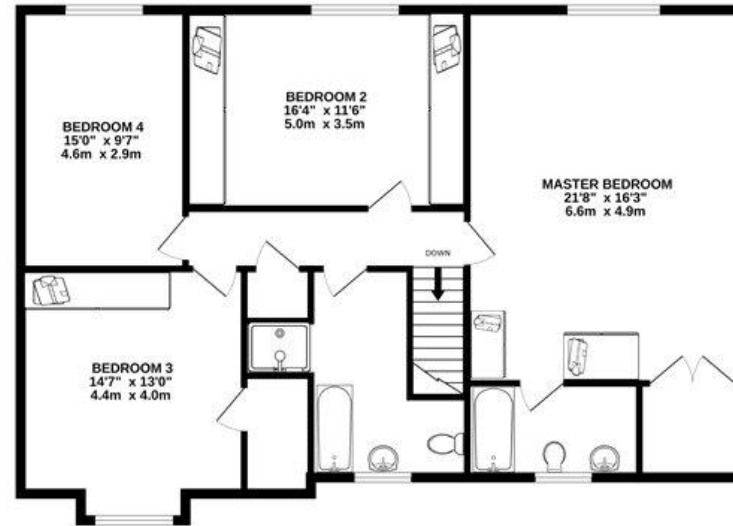




GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.5 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data