



Millfield Lane, , York, YO10 3AW

- TRADITIONAL AUCTION
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND C
- GARAGE
- WITHIN A MILE OF CITY WALLS
- EPC RATING D

By Auction £225,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £225,000 *
BIDDING OPENS SHORTLY * FEES APPLY *

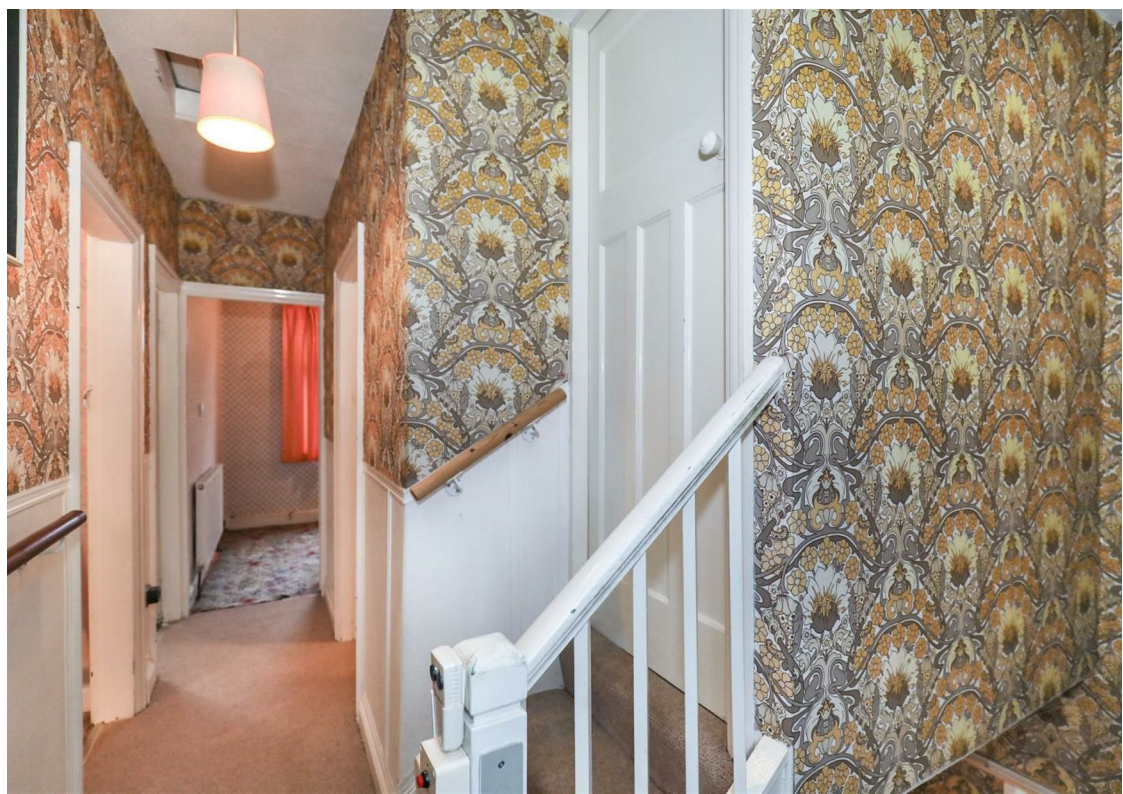
A three bedroom, semi detached property in a popular residential location less than a mile from York's historic city walls.

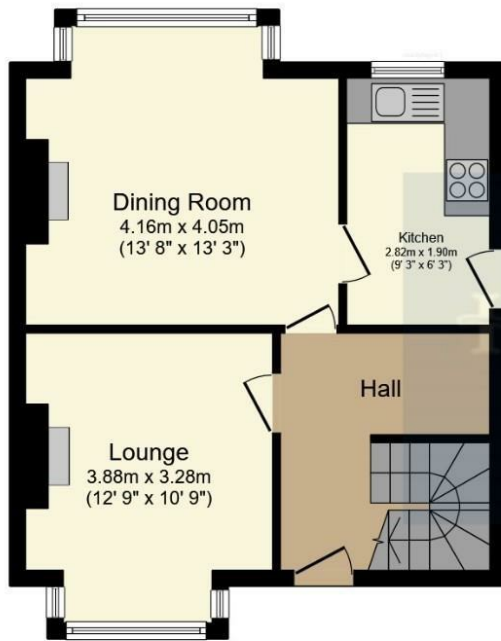
The ground floor comprises a hall way, two reception rooms, each with bay windows and the fitted kitchen with a range of base and wall units and gas combi boiler.

To the first floor you have three bedrooms and a family bathroom with separate toilet.

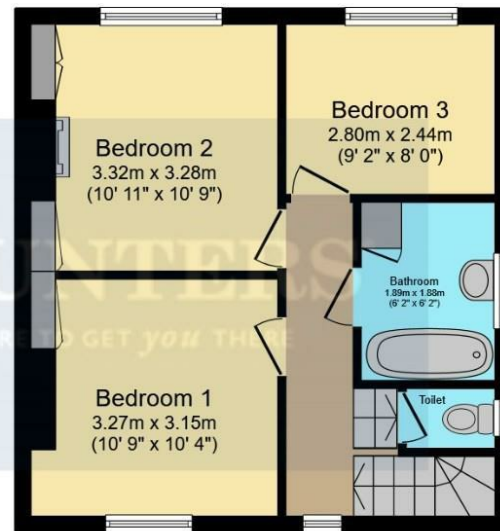
Externally the property has a lawned front garden and a gated driveway, shared with the neighbours, providing access to the rear where you find a detached garage and lawned garden.



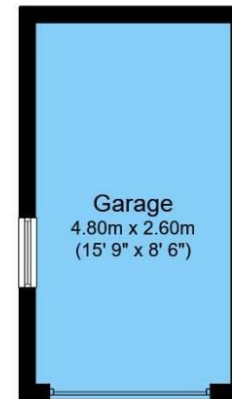




Ground Floor



First Floor



Garage

Total floor area 96.1 m² (1,034 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

Viewings

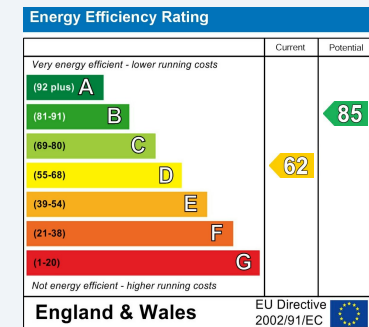
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



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