



Millfield Road, York £575,000

A fantastic forecourted, period three bedroom townhouse, retaining a wealth of original features, being situated within the very heart of the ever popular south bank area of York, only a few minutes walk from 'Bishy Road'.



Upon entering the property, the hallway boasts traditional mosaic tile flooring which leads through into the downstairs living, along with stairs to the first floor accommodation.

The open plan kitchen can be found to the rear of the property, offering a real heart to the home with an abundance of natural light gained via a large Velux rooflight and French doors leading out to the rear courtyard beyond. The kitchen boasts an array of grey Shaker style wall and base fitted units with fitted Quartz preparation surfaces over incorporating a sink with mixer tap over, four ring gas hob with extractor hood above and double oven below, fridge, freezer, and dishwasher. The current vendors have recently added a wonderful central island with woodblock surfaces over offering additional work surfaces and storage. The kitchen leads through into the property's large dining area, benefitting from a feature wood burner which is regularly used by the present vendors.



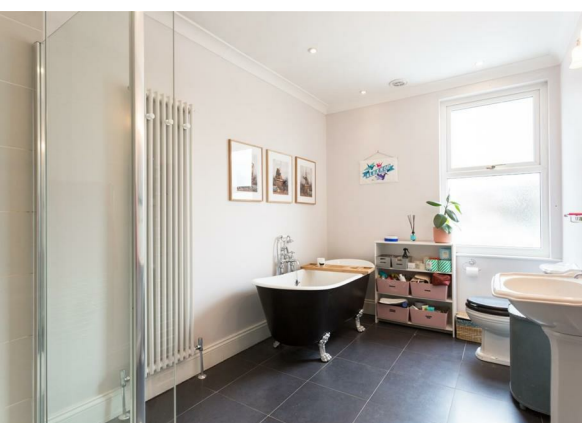
Found just off the kitchen is a well placed utility area housing the boiler, as well as providing space and plumbing for a washing machine before leading to a useful downstairs WC.

To the front of the property is the sitting room which benefits from a beautiful feature fireplace with mantel surround, large uPVC double glazed bay window to the front elevation, as well as bespoke shelving.



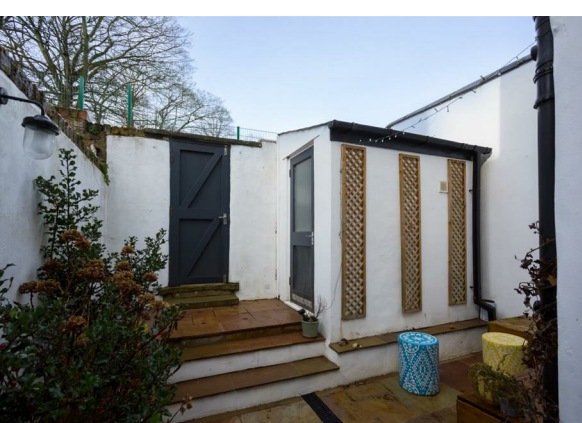
To the first floor you are welcomed by a large landing with a useful storage cupboard, providing access to two double bedrooms, the house bathroom, and stairs to the second floor. The large house bathroom offers a spacious and spacious four piece suite having a freestanding clawfoot bath, walk in corner shower cubicle with mains shower over, low flush WC and pedestal hand basin.

Both bedrooms to the first floor present well proportioned doubles, and of particular note is the master bedroom having two large fitted wardrobes. To the second floor is a double bedroom with a Velux rooflight, offering an ideal space to be used as a home office by a discerning purchaser.



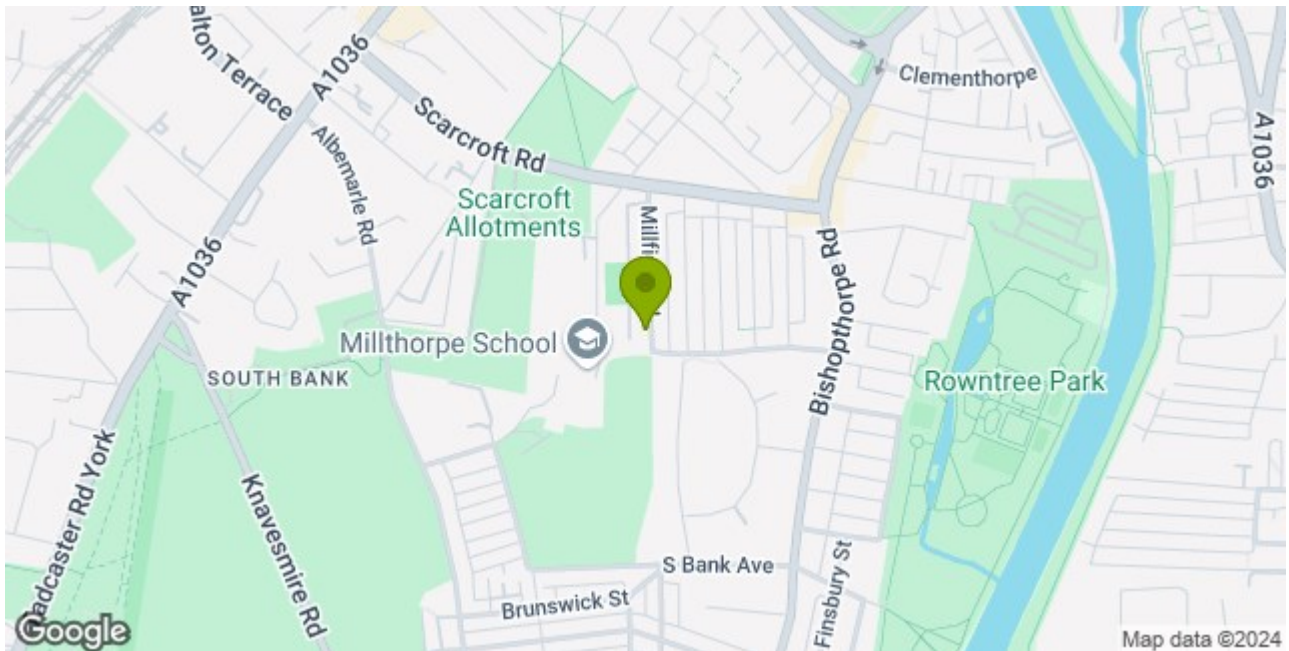
To the outside, the property benefits from a private walled and paved landscaped garden with a useful storage shed, before a gate leads out to a fantastic area bringing together the nearby property owners to gather and socialise in the warmer summer months.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the fantastic opportunity on offer.



Tenure: Freehold
Services: All services connected
EPC Rating: 58 - D
Council Tax: City of York - Band C
Viewings: Strictly via the selling agent 01904 625533

Millfield Road, off Scarcroft Road, York, YO23 1NQ



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