



Miller Road, York Guide Price £325,000

A beautifully presented 3 bedroom home located in a popular residential area of York. Built by the highly regarded Redrow Homes, the property boasts a contemporary, interior finished to a superb standard throughout. Features include a fabulous dining kitchen, sitting room with garden views and a master bedroom with en-suite shower room, complemented by a delightful south facing rear garden and tandem length driveway.



The ground floor features a welcoming entrance hall with convenient WC, handy utility cupboard and a stylish 15'9" (4.8m) long dining kitchen with generous storage and a range of integrated appliances (gas hob, eye-level double oven and grill, fridge and freezer) complemented by fitted blinds. The spacious rear sitting room features sliding double glazed doors allowing access out into the beautiful south facing rear garden



The first floor landing features a larger than average airing cupboard and doors leading off into a master bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms (1 with further fitted wardrobes) and a stylish family bathroom.

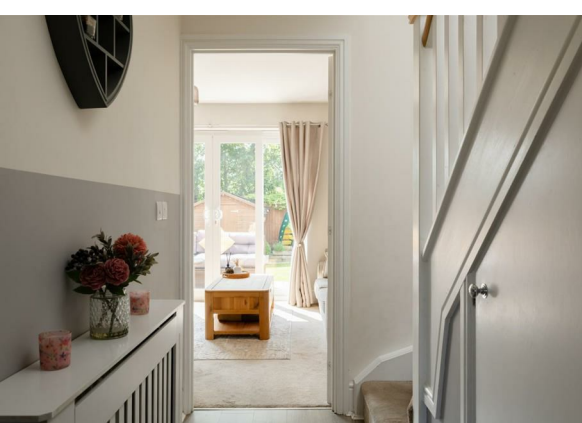


Externally, the front of the property benefits from a tandem length driveway, and an extended front garden with an apple tree which could allow the possibility of creating additional parking. To the rear, the part walled garden is south facing, enjoys good degree of privacy and has been landscaped to feature a lawn, paved and decked seating areas, complemented by raised flowerbed borders and timber build garden store with power connected. The property also features external solar lighting, exterior power points, 1 cold water tap and 1 warm water tap. The size and position of the plot could allow for a potential extension subject to the relevant permissions.

This exceptional home will appeal to a wide range of buyers. Early viewing is highly recommended.

AGENT'S NOTE

Under the Estate Agency Act 1979, we are obliged to inform you that a vendor of this property is a connected person to Stephensons Estate Agents.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: B

Council Tax: C - City of York

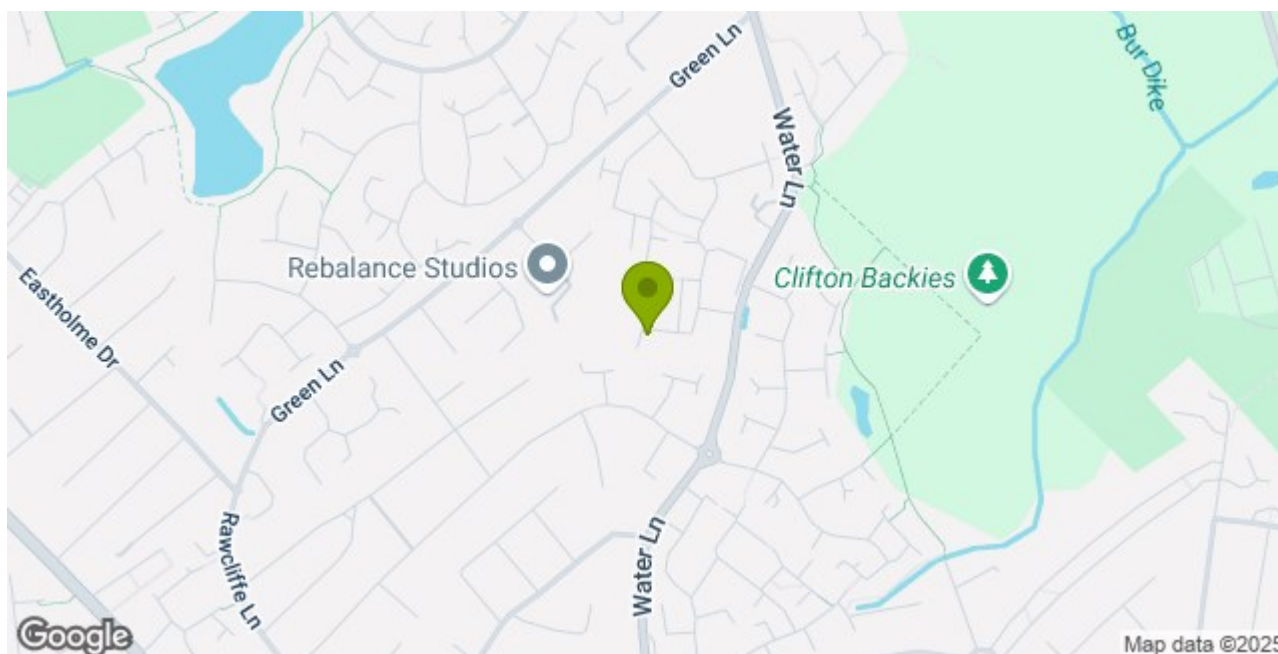
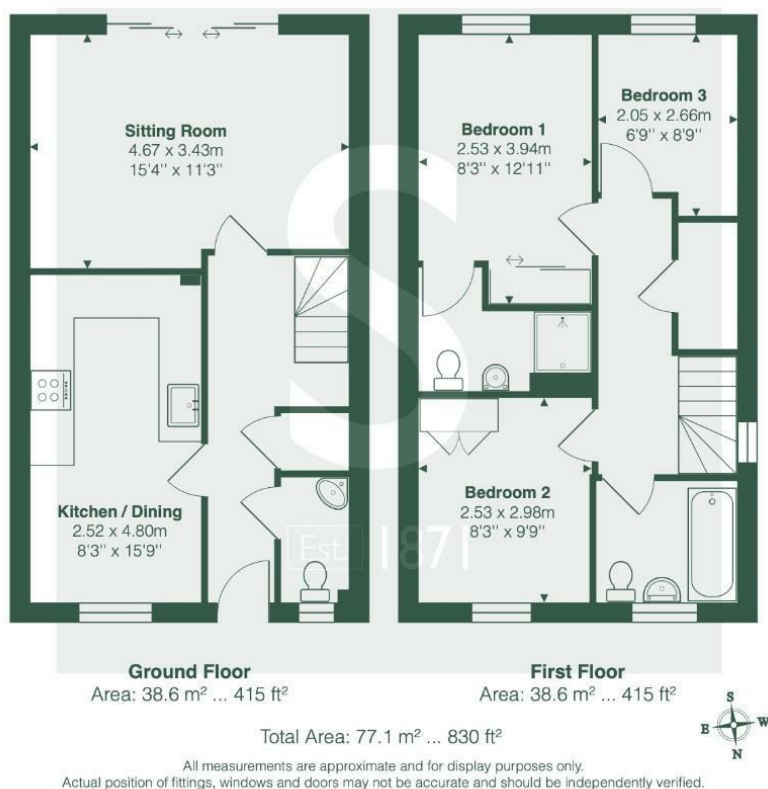
Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Miller Road, York, YO30 6QH



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

N Lawrence

