



## Millfield, Marton Cum Grafton Guide Price £425,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A spacious 4 bedroom detached house set within this most popular village with generous side gardens, a superb open rear aspect, and being offered for sale with vacant possession.



## Accommodation

A spacious family house occupying an elevated position within this renowned development set in the heart of this ever popular village location.

The property offers enormous scope for further improvement and is being offered for sale with both vacant position and no onward chain.

Internally, the property is entered via a double glazed front door into a spacious reception hall with staircase leading to the first floor accommodation, having a built-in under stairs cupboard and double radiator.

Positioned at the front of the house is a breakfast kitchen having a range of built-in base units to 2 sides with rounded edge worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage and display cupboards with tiled splashbacks. The kitchen includes a Stoves built-in electric oven and grill with separate 4 point gas hob unit and extractor fan. A Bosch dishwasher and a built-in fridge unit are included within the sale. There is ample space for a breakfast table in addition to recess ceiling down lighters, vinyl flooring and a radiator.

Beyond the kitchen is a separate utility room having an additional range of kitchen matching high and low level storage cupboards with sink unit and washing machine. Double glazed side entrance door leads out onto the gardens beyond. The utility room also includes a radiator and vinyl flooring.

The principal reception room is a spacious lounge situated in the rear of the house having a television aerial point, twin radiators and sliding patio doors to the side elevation.

There is a separate dining room, and the ground floor accommodation is completed with a cloakroom having a low flush w/c and wash hand basin.

The first floor landing services the entirety of the first floor accommodation and has a loft hatch and built-in airing cupboard with hot water cylinder and electric immersion heater.

The master bedroom is located at the rear having twin built-in wardrobes in addition to an ensuite shower room with low flush w/c, wash basin and shower cubicle with full height tiled splashbacks.

Bedrooms 2 and 3 are spacious double bedrooms with bedroom 3 having a built-in wardrobe. Bedroom 4 is a smaller single bedroom with mounted shelving. All 4 bedrooms benefit from double glazed casement windows and radiators.

The internal accommodation is completed by the house bathroom which has a low flush w/c, wash hand basin and inset panelled bath with half tiled surround. There is a shaving socket and radiator.

## To The Outside

The property occupies an elevated position being set back off Millfield with flagged front driveway and hardstanding which provides off street parking for numerous vehicles. The driveway in turn gives access to the attached double garage which is of brick and tiled construction with twin up and over garage doors, side access, light, and power. There is gated access provided to each side on the property through into the rear garden.

Running full width across the side elevation is flagged patio which steps up onto a lawn garden beyond with surrounding herbaceous borders. There is a lower level garden adjoining the garage with gravelled patio area, flagged pathway and herbaceous borders.

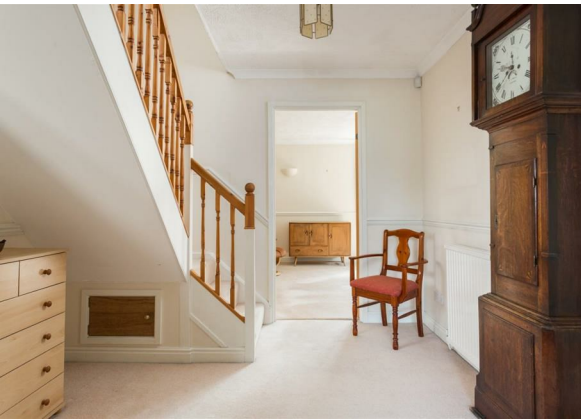
The gravelled pathway also adjoining the rear elevation.

The side and rear gardens are enclosed to all sides by hedged and fenced lined boundaries and delightful rear aspect

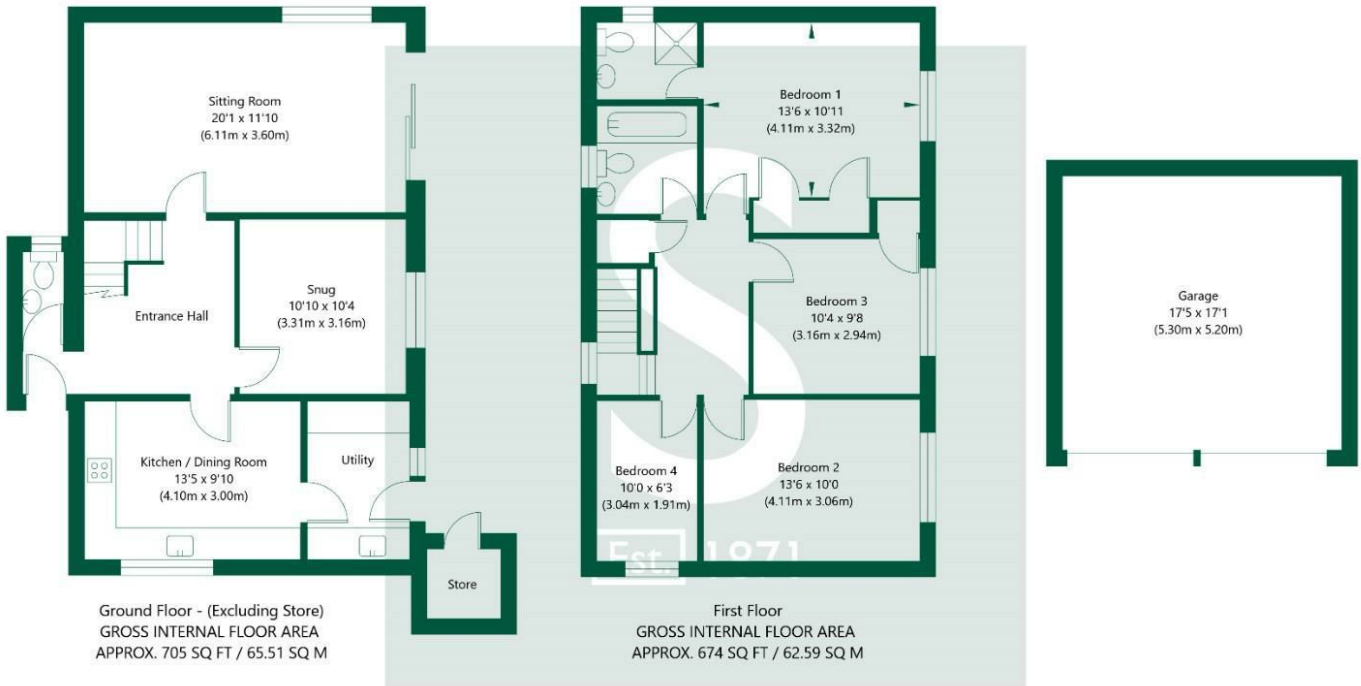
The property has central heating and double glazing throughout and an early inspection is strongly recommended.

## Energy Efficiency

The property's current energy rating is D (62) and has the potential to be improved to an EPC rating of C (79).



Millfield, Marton cum Grafton, York, YO51 9PT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1379 SQ FT / 128.1 SQ M - (Excluding Garage and Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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