



Millgates, York YO26 6AT

welcome to

Millgates, York

A substantial, five bedroom detached home situated in a highly sought after location, 2.3 miles west of city centre. the property boasts a private frontage, a fantastic size, well established rear garden with mature trees and a versatile interior with a ground floor bedroom and a home office.



Entrance Hall

The entry hall to the home has a radiator and the stairs up to the first floor.

Cloakroom

The ground floor cloakroom has a w.c, a wash hand basin and a window to the front of the home.

Study/ Bedroom Five

9' 7" x 9' 5" (2.92m x 2.87m)

A ground floor bedroom or a home office with carpeted floors, a radiator and a window to the front of the home.

Lounge

23' 8" x 12' 8" into recess (7.21m x 3.86m into recess)

A great size lounge with carpeted floors, two radiators, a tv point, a fireplace and French doors on to the rear garden.

Dining Room

14' 4" x 10' 5" (4.37m x 3.17m)

A spacious dining room with carpeted floors, a radiator and a window to the rear of the home.

Dining Kitchen

23' 3" max x 13' 8" max (7.09m max x 4.17m max)

A fitted kitchen with wall/base units, an oven, a cooker hood, an integrated dishwasher, a radiator. space for a fridge/freezer, space for a dining table. a window to the rear and a door on to the garden.

Utility Room

8' 5" x 5' 6" (2.57m x 1.68m)

A utility room with a door in to the garage, work tops, a sink/drain, plumbing for a washing machine and a window to the side.

Landing

A carpeted landing with an airing cupboard, a window to the front of the home and the lodge access.

Bedroom One

13' 6" x 12' 8" into recess (4.11m x 3.86m into recess)

The first double bedroom has carpeted floors, a radiator and a window looking over the rear garden.

Bedroom Two

12' 8" x 9' 11" (3.86m x 3.02m)

The second double bedroom has carpeted floors, a radiator and a window to the front of the property

En Suite

The en suite to the primary bedroom has a bath tub, a wash hand basin, a w.c, a window to the rear and a radiator.

Bedroom Three

10' 5" into access x 8' 9" (3.17m into access x 2.67m)

The third double bedroom has carpeted floors, built in wardrobes, a radiator and a window to the rear.

Bedroom Four

9' 7" into access x 9' 5" (2.92m into access x 2.87m)

The fourth double bedroom has carpeted floors, a radiator, a window to the rear and built in wardrobes.

Bathroom

The family bathroom has a w.c, a wash hand basin, a bath tub, a shower cubicle, a window to the rear and a radiator.

Exterior

The front of the home boasts a large driveway able to fit multiple vehicles, a great size garage as well as hedge to the front and a lawn garden. Around to the rear of the property there is a mature, lawn garden with flower beds, fencing and hedge to surround to create a lovely and private garden.

Garage

16' 8" x 15' 11" (5.08m x 4.85m)

A great size, integral garage with an electric roller door, power, lighting, the boiler, a window to the side and a door in to the utility room.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Millgates, York

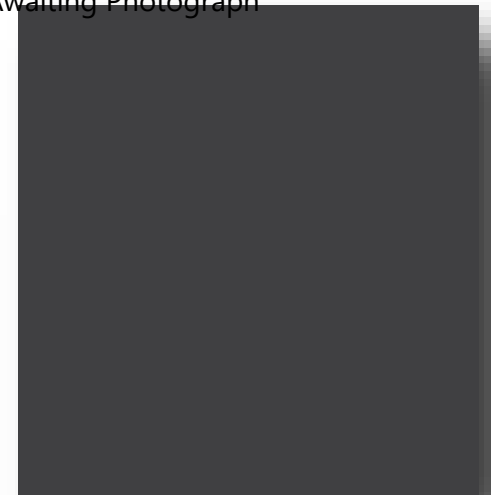
- A SUBSTANTIAL FIVE BEDROOM HOME
- HIGHLY SOUGHT AFTER LOCATION
- FANTASTIC SIZED, MATURE GARDENS
- HOME OFFICE
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: D

£695,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108659 - 0003

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