



Ashfield Millgates, York YO26 6AT

welcome to

Ashfield Millgates, York

Nestled within a peaceful cul-de-sac in one of York's most sought-after residential areas, this impressive four-bedroom detached home offers both generous living space and modern elegance. This exceptional home presents a rare opportunity to reside in a highly desirable location.



Entrance Hall

A welcoming entrance hall with laminate flooring, a radiator, the alarm system and the stairs up to the first floor.

Cloakroom

A ground floor cloakroom with laminate flooring, a window to the rear, a radiator, a w.c and a wash hand basin.

Lounge/ Diner

30' 6" x 11' 11" (9.30m x 3.63m)

A spacious, open plan lounge/dining room, with laminate flooring, coving to the ceiling, a gas fireplace, five radiators, a window to the side, two windows to the front of the home, LED spotlighting and French doors to the rear garden.

Kitchen

20' 2" max x 14' 11" max (6.15m max x 4.55m max)

A fantastic sized dining kitchen with tiled floors, wall/base units, an integrated dishwasher, an integrated fridge/freezer, a Rangemaster oven, an extractor fan, a walk in pantry, a built in sound system, ample space for a dining table or a snug area, two radiators, spotlighting and windows looking on to the rear garden.

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)

A useful utility room with wall/base units, tiled flooring, a radiator, a window to the side, plumbing for a washing machine and a door into the garage.

Landing

A spacious landing with carpeted floors, the loft access, an airing cupboard which holds the immersion heater and ample space for an office area,

Bedroom One

16' into recess x 15' 11" into recess (4.88m into recess x 4.85m into recess)

A great sized primary bedroom with carpeted, window to the rear of the home, a built in sound system, a radiator and a door to the en suite.

En Suite

The en suite to the primary bedroom has laminate flooring, a window to the rear, a w.c, a wash hand basin, a shower cubicle, built in sound system, a radiator, an extractor fan and spotlighting.

Bedroom Two

14' 2" x 11' 11" + access (4.32m x 3.63m + access)

The second double bedroom is lovely and bright, comprising of carpeted floors, a window to the side of the home, two windows to the front of the home and built in sound system.

Bedroom Three

11' 5" x 10' 10" into recess (3.48m x 3.30m into recess)

The third double bedroom has carpeted floors, a tv point, a window to the rear and a radiator.

Bedroom Four

14' 5" x 7' 6" (4.39m x 2.29m)

The fourth bedroom has carpeted floors, a window to the side, a window to the front of the home and a radiator.

Bathroom

A spacious house bathroom with a shower cubicle, a corner bath tub, a wash hand basin, a w.c, an extractor fan, a built in sound system, an a window to the rear of the home and wood flooring.

Second Bedroom En Suite

The en suite to the second bedroom has a shower cubicle, a wash hand basin, a w.c, an extractor fan, laminate flooring, a built in sound system, a shaver point, spotlighting and a window to the front of the home.

Exterior

The front of this impressive home boasts a paved driveway which leads to the integral, double garage, a beautifully maintained, lawned garden with mature shrubs and wall to the front. Around to the rear there is a fabulous, west facing garden with a raised lawn, a generous sized patio, mature trees/shrubs and fence to surround.

Garage

17' 11" x 15' 10" (5.46m x 4.83m)

An integral double garage with an electric up + over door, power, lighting, a door to the side which leads to the utility room, an Ideal combi boiler, a window to the side and wall/base units.



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



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welcome to

Ashfield Millgates, York

- A SUBSTANTIAL DETACHED HOME
- IMMACULATELY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS, TWO WITH EN SUITES
- BEAUTIFUL GARDENS
- SOUGHT AFTER LOCATION OF YORK, WITHIN A QUIET CUL-DE-SAC

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£640,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109331 - 0003

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