



22 Milton Street
York YO10 3EP

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£237,000

This mid-terrace house with forecourt offers a perfect blend of comfort and potential, making it an ideal choice for first-time buyers and savvy investors alike.

As you step inside, you are greeted by a spacious through lounge diner, leading through to the kitchen and onto the ground floor bathroom. The property boasts two double bedrooms, offering ample space for a growing family, sharers or home office.

With its blank canvas appeal this house provides the perfect foundation for you to make it your own. Situated in a sought-after location, you will be close to local amenities, transport links, the university and a stroll into the city centre!

Offered with no forward chain! Don't miss out on the opportunity to own this super property on Milton Street. Contact us today to arrange a viewing.

Council Tax band B
EPC Rating D

Through Lounge/Dining Room

22'4" x 11'1" (6.81 x 3.39)

UPVC door. Two UPVC windows. Two radiators. Stairs leading to the first floor.

Kitchen

12'3" x 5'10" (3.73m x 1.78m)

Fitted with wall and base units. Sink and drainer unit. Space for fridge freezer. Space and plumbing for washing machine. Integrated oven with electric hob and extractor hood over. UPV window. Tall panel radiator. Door to rear lobby. Boiler.





Rear Lobby

Part glazed UPVC door. Door to bathroom.

Bathroom

7'1" x 5'10" (2.17 x 1.78)

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Opaque UPVC window. Radiator. Extractor fan.

Stairs to first floor

Bedroom One

12'0 x 11'1 (3.66m x 3.38m)

UPVC window. Radiator.

Bedroom Two

9'11 x 8'2 (3.02m x 2.49m)

UPVC window. Radiator. Loft hatch. Cupboard with hanging rail.

Outside

To the front of the property is a walled forecourt.

To the rear of the property is a good sized walled courtyard with plenty of space for a storage shed and seating. The courtyard is gated providing access to the rear alleyway which is handy for bikes.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

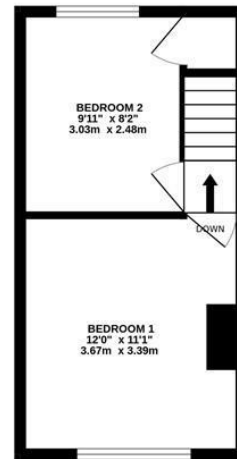
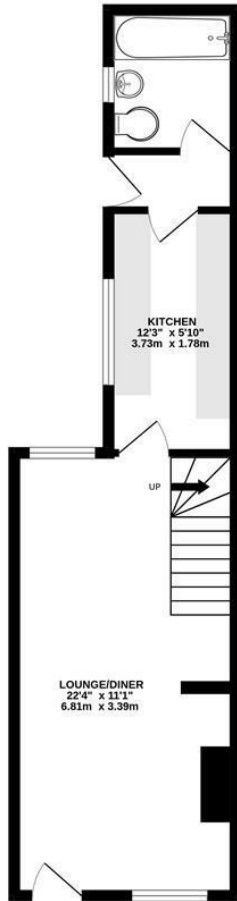
The property has a Combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



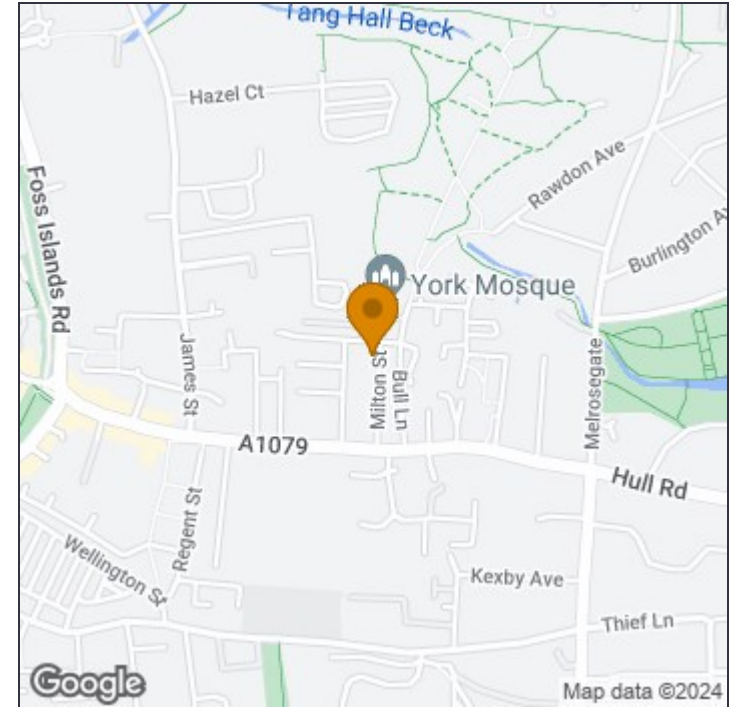
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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