



23 Milton Street
Lawrence Street, York YO10
3EP

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£240,000

Situated just off Lawrence Street is this two bedroom terrace property which is ideal for an investor or first time buyer. The property in brief comprises; Lounge, Kitchen, ground floor bathroom and two double bedrooms.

A huge bonus to this property is the garage to the rear, which could also be used as a workshop. Offered with no forward chain, this property is not to be missed.

EPC Rating C
Council tax band B

Lounge

12' x 11' (3.66m x 3.35m)

UPVC door. UPVC window. Radiator. Opening through to the kitchen. Stairs to first floor.

Kitchen

10'11 x 10' (3.33m x 3.05m)

Fitted with wall and base units and coordinating worktops. Space and plumbing for washing machine. Sink and drainer unit. Gas spur, free standing cooker with extractor hood over. UPVC window.

Inner Lobby

UPVC door into the rear yard. Door to the bathroom.





Bathroom

8'4 x 5'6 (2.54m x 1.68m)

Fitted three piece suite comprising; Bath with shower over, wash hand basin and toilet. Opaque UPVC window.

Stairs to first floor

Bedroom One

12' x 9'8 (3.66m x 2.95m)

UPVC window. Radiator.

Bedroom Two

9'10 x 7'10 (3.00m x 2.39m)

UPVC window. Radiator. Cupboard housing boiler.

Rear yard

Courtyard with access to garage/workshop.

Garage

Wooden part glazed door. Up and over door. Laid on with power and light.

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

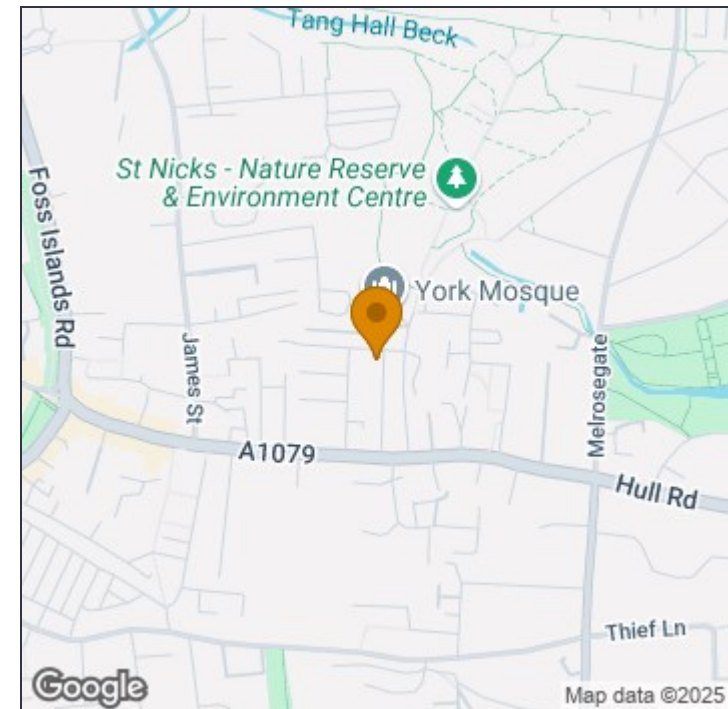
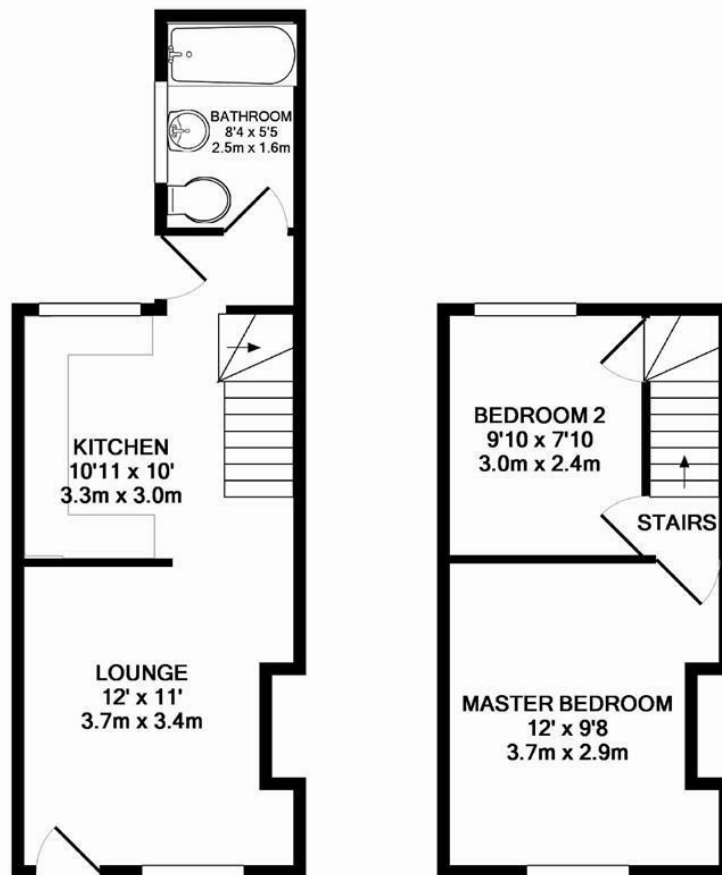
Additional Information

Currently tenanted until the 23rd July 2025.

Gas safety certificate & EICR available and in date at the time of marketing.

Can be sold with vacant possession.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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