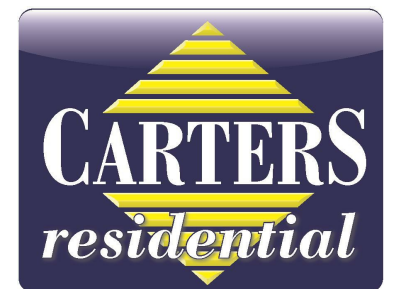




York Road, Milton Keynes, MK11 1BJ



13 York Road
Stony Stratford
Milton Keynes
MK11 1BJ

£350,000

Well presented, extended, 3 Bedroom house with stylish decor, in a sought after town centre location, just off the High Street.

The property has been extended and had many improvements carried out by the current owner making for the lovely and characterful home on offer today. It comprises an entrance hall, living room, open plan kitchen/ dining/ family room and cloakroom. On the first floor there are 3 bedrooms (2 double and a small single) and a large bathroom. Outside an attractively landscaped rear garden has a south facing aspect.

The property is conveniently located just a few footsteps away from the High Street, with extensive facilities to include shops, pubs, cafés and restaurants and a short walk to some picturesque riverside walks.

In all, a fabulous home not to be missed!

- Fabulous Period House
- Well Presented - Stylish Decor
- Large Open Plan Family Room/ Dining Room/ Kitchen
- Separate Living Room with Fireplace
- Family Room with Wood-burning Stove
- 3 Bedrooms
- First Floor Bathroom + Ground Floor Cloakroom
- Town Centre Location





Ground Floor

A front door opens to an entrance hall which has an attractive mosaic style tiled floor, stairs to the first floor with a cupboard under and decorative coving and ceiling rose. Period panel doors to both reception rooms.

The living room, located to the front, has a bay to the front with sliding sash windows and fitted shutter binds. The focal point of the room is a period cast iron fireplace with cupboard and shelving built into the chimney breast recesses and varnished floor boards. Decorative coving and ceiling rose.

The heart of this home is a large and extended family room/ kitchen/ dining room. A sitting area has a fireplace with a wood-burning stove, shelving built into the chimney breast recess, varnished floorboards and ornate coving and ceiling rose. It is open plan to the kitchen area which has a modern range of units to floor level with composite stone Quartz worktops, a Butler sink and a central island with breakfast bar. Larder cupboard. Integrated electric hob, oven and dishwasher. Space for fridge/ freezer which may be available. Exposed brickwork to one wall. The kitchen is open plan to the extended dining area to the rear with a high vaulted ceiling with two skylight windows and triple bi-fold doors opening to the rear garden. A tiled floor.

A cloakroom has a WC and wash basin, gas central heating boiler and a window to the rear.

First Floor

The landing has access to a loft space which is boarded and has light. Period panel doors to all rooms.

Bedroom 1 is a double bedroom located to the front with sliding sash windows and fitted shutter blinds. Wardrobes built into the chimney breasts with hanging, shelving and drawers.

Bedroom 2 is a double bedroom located to the rear with an airing cupboard built into the chimney breast recess.

Bedroom 3 is a single bedroom located to the front.

A large bathroom has a suite comprising WC, wash basin and a shower bath with shower and glass screen over. Tiled floor, part tiled walls and window to the rear.

Outside

Attractive landscaped rear garden with a south east aspect, with a natural stone patio area, lawn and stocked beds and borders. Enclosed by brick walls and fencing, garden shed and rear gate access.

Heating

The property has gas to radiator central heating plus wood-buring stove .

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: D

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

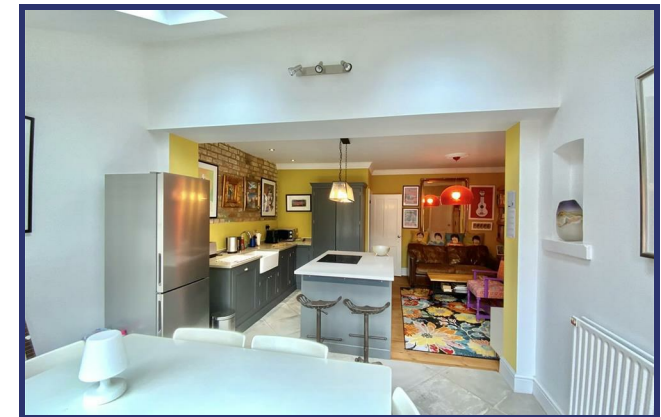
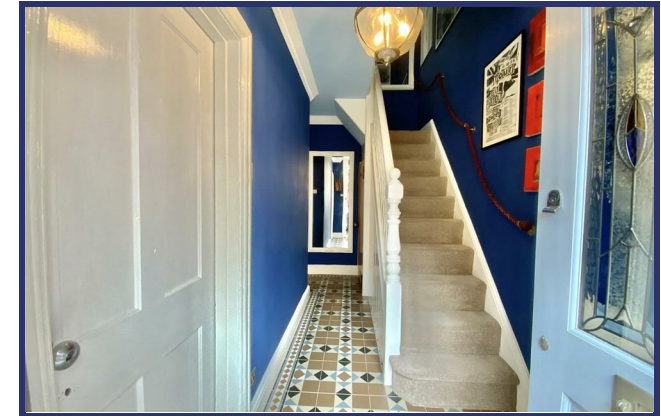
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

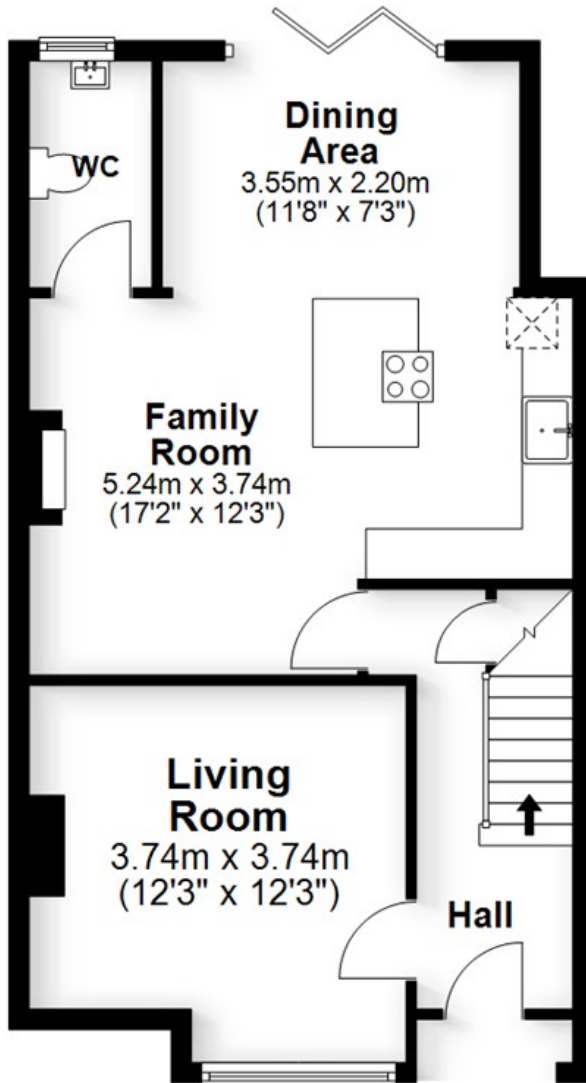
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



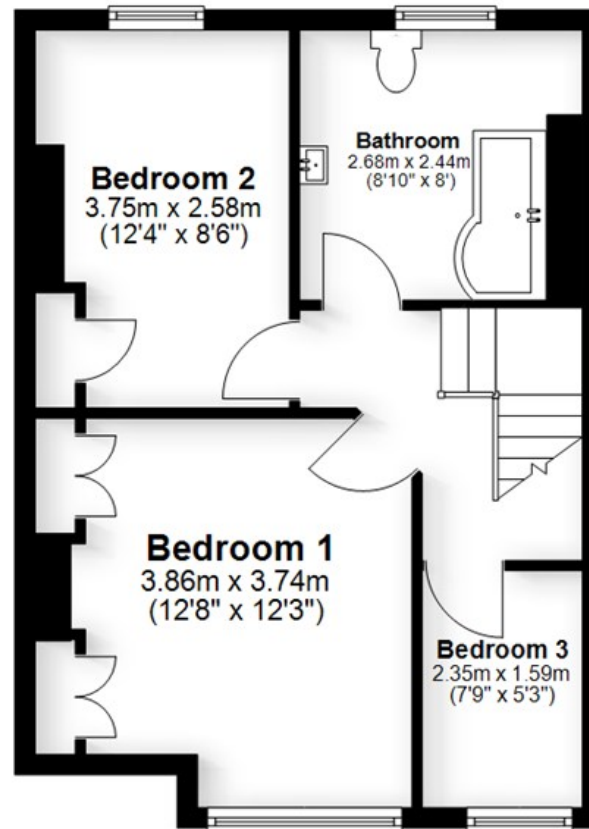




Ground Floor

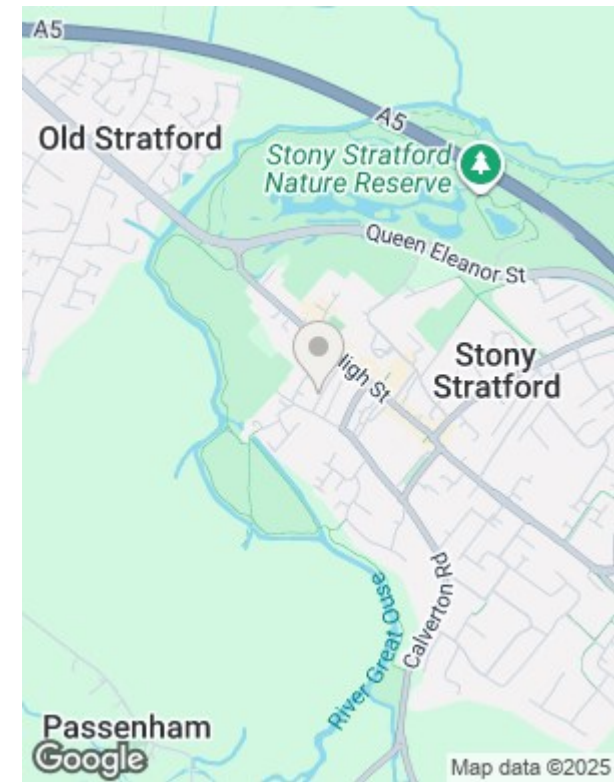


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

