



Mill Mount Court Off The Mount, York YO24 1BE

Freehold
Council Tax Band - D

- Mid Terrace House
- Two Double Bedrooms
- Parking Four Approximately Four
- Cars See Plot Plan
- Integral Garage
- Modern Kitchen & Bathroom
- Highly Sort After Location
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Mill Mount Court
Off The Mount, York
YO24 1BE

£375,000



Situated within the sought after Mill Mount Court development, just a short walk from York city centre, the railway station and the open green spaces of Mill Mount, this beautifully presented two bedroom townhouse offers spacious and flexible accommodation, off street parking for up to four vehicles and an integral garage.

Lovingly owned for approximately four years, the property has been tastefully updated by the current owners, creating a stylish and contemporary home whilst retaining a practical layout ideal for modern living.

A welcoming entrance hall leads to a generous ground floor double bedroom, perfect for guests, multi generational living or a home office. This floor also benefits from a modern four piece family bathroom, fitted with both a separate shower and bath, together with access to the integral garage offering additional storage or secure parking.

The first floor is dedicated to the main living accommodation, featuring a spacious open plan living and dining room filled with natural light, creating an ideal space for relaxing and entertaining. Also on this level is a second well proportioned double bedroom.

To the upper floor is a beautifully appointed kitchen and dining room, fitted with a range of timeless white shaker style units complemented by solid wood worktops and a range of integrated appliances. Herringbone effect flooring completes the space, providing a stylish finish and an excellent setting for everyday dining.

Externally, the property enjoys a driveway providing off street parking for up to four vehicles in addition to the integral garage, a rare feature for such a central location.

Ideally positioned within easy reach of York city centre, the railway station, highly regarded schools and excellent local amenities, this superb townhouse will appeal to professionals, downsizers and those seeking a well connected city home.

****Agents Note:**** The second bedroom is held under a flying freehold, extending over the neighbouring garage.

