



HUDSON
MOODY

81 Millfield Road, York YO23 1NH

P
Permit holders
only
1 hour
No return within
1 hour

81
MILLFIELD ROAD

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A beautifully presented four-bedroom townhouse, thoughtfully renovated and restored to the highest standard, blending period charm with contemporary colour, style, and interior design. Believed to have originally been occupied by one of the builders, this notably wider-than-average home occupies a prime position just off Scarcroft Road, within striking distance of the award-winning Bishopthorpe Road, offering an array of independent cafés, restaurants, and shops. York railway station and the city centre are also within walking distance.

- Beautifully presented four-bedroom townhouse, thoughtfully renovated to a high standard
- Blends original period features with contemporary colour and interior design
- Prime location just off Scarcroft Road, close to Bishopthorpe Road amenities
- Walking distance to York railway station and the city centre
- Wider-than-average property, believed to have been originally built for one of the builders
- Impressive living room with bay window, log burner, and bespoke alcove cabinetry
- Stylish dining room with sash window, period detailing, and courtyard outlook
- Stunning open-plan breakfast kitchen with shaker units, quartz worktops, and French doors to courtyard
- Four well-proportioned bedrooms including principal suite with en-suite and fitted wardrobes
- Landscaped courtyard garden, secure storage, rear access, and on-street permit parking available

Guide Price £650,000

Tenure: Freehold

Council Tax Band: D

Approximate Gross Internal Floor Area = 131.3 sq m / 1414 sq ft




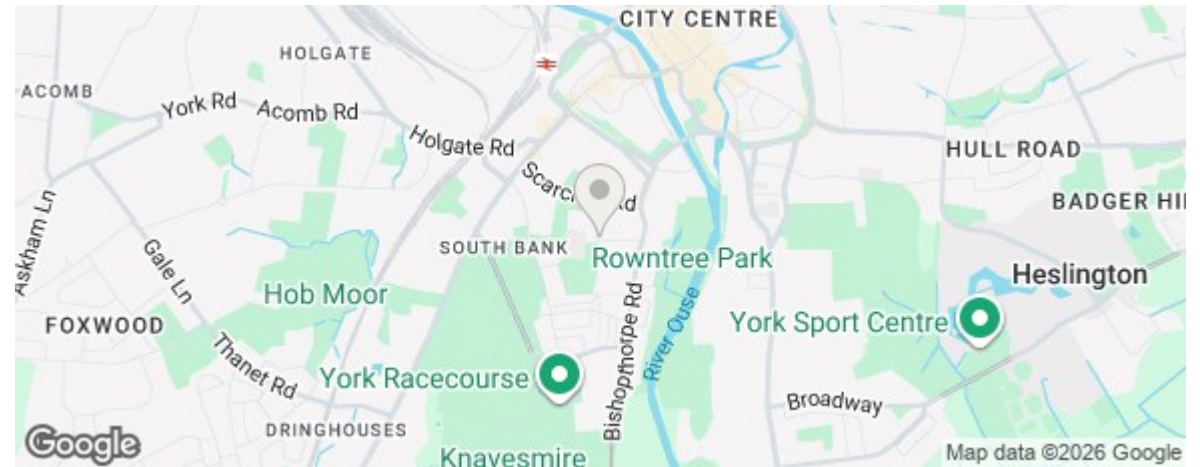
Illustration for identification purposes only, measurements are approximate, not to scale.







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



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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