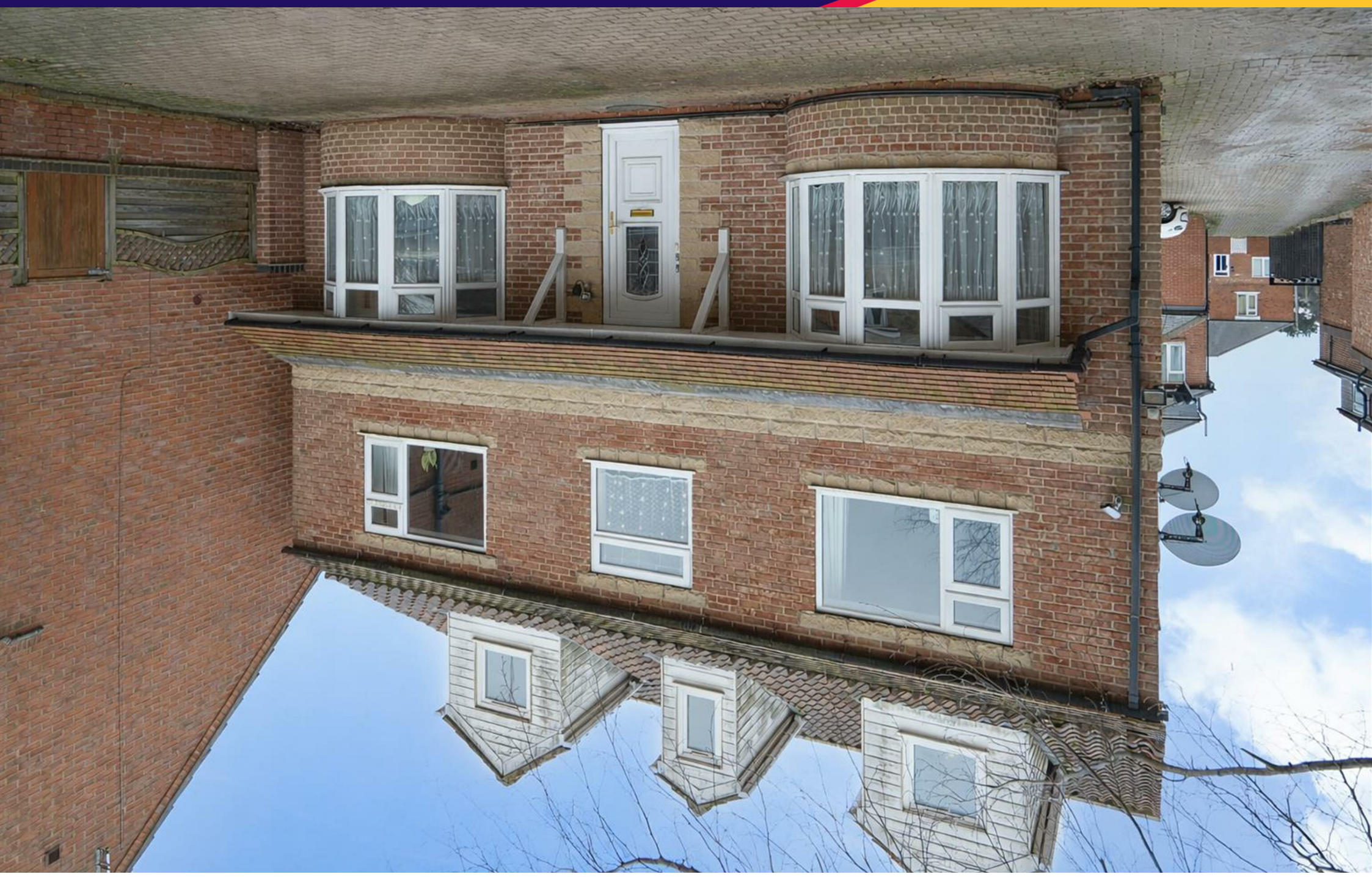
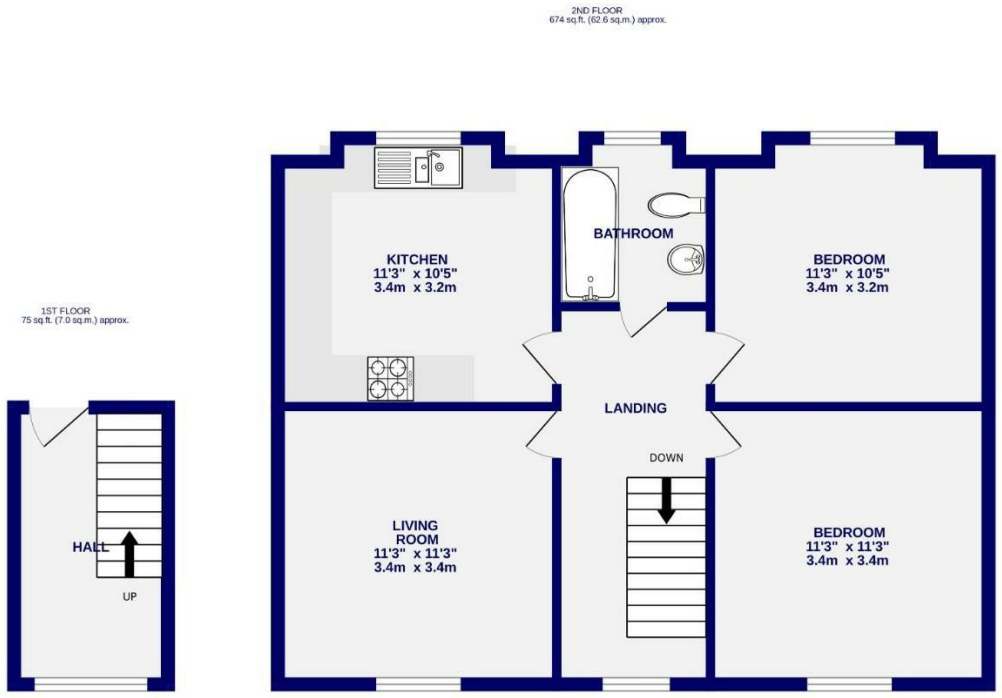


Millfield Lane
, York
YO10 3AW

Leasehold
Council Tax Band - B

- First Floor Apartment
- Two Double Bedrooms
- Spacious Accommodation
- No Onward Chain
- Allocated Parking Plus Two Visitor Spaces
- Convenient Position
- Ideal First Home Or Investment
- Close To The Univeristy Of York
- Sold As Seen
- EPC C



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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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.

Millfield Lane
, York
YO10 3AW

£200,000

2 1

Set in the popular Millfield Court development in Tang Hall, this bright and spacious first-floor flat offers a fantastic opportunity for first-time buyers, downsizers, or anyone seeking a well-proportioned home in a convenient location. The property is just a short distance from a variety of local shops, amenities, and leisure facilities, with York city centre easily accessible, providing an excellent choice of restaurants, bars and cultural attractions.

Internally, the flat is accessed via a communal entrance hall with stairs leading to a private entrance lobby, which provides a generous space for coats and shoes. From here, a staircase rises to the landing, giving access to all principal rooms.

The accommodation includes two double bedrooms and a living room, each benefiting from large windows that fill the rooms with natural light and create a welcoming, airy feel. The kitchen is well-appointed with traditional-style units, some integrated appliances, including a washing machine and fridge freezer. With ample worktop space, the kitchen is highly functional and offers further scope to update or personalise.

The bathroom is neat and practical, with a shower over the bath, WC and wash basin.

Outside, the property benefits from private parking for one vehicle at the front and an addition two visitor spaces as well as a small sotrage shed, ideal for bicyles and outdoor equipment.

With its generous proportions, light-filled rooms and excellent location, this flat offers both comfort and potential, making it a home that will appeal to a wide range of buyers.

The property is sold as seen, incldluing the furniture, making it a perfect move-in ready property or an ideal investment or student home.

Leasehold
Length of lease- 976 years remaining
Ground rent - £50 per annum
Service Charge- £480 per annum

Council Tax Band- B