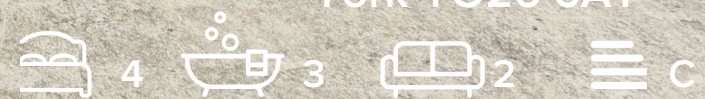




Highfield,
Millgates
York YO26 6AT



Highfield Millgates York YO26 6AT

Offers Over £625,000

Highfield is a stunning detached family home in the sought-after area of Boroughbridge Road, York, offering an exceptional blend of space, style, and modern living. Boasting four generous double bedrooms—including two luxurious en-suites—this beautifully presented property is perfect for growing families or those seeking refined comfort. The home features multiple versatile reception rooms, a stylish open-plan dining kitchen, and thoughtfully designed spaces ideal for both entertaining and everyday living.

Externally, the property continues to impress with a double garage, ample off-street parking, and beautifully landscaped gardens to both the front and rear—perfect for relaxing or hosting in the warmer months. Offered with no forward chain. Highfield represents a fantastic opportunity not to be missed.

EPC Rating C
Council Tax Band F

Entrance Hallway

Composite door with side lights and timber surround. A spacious and welcoming hallway with doors leading to further rooms and stairs leading to the first floor. Radiator.

Lounge

19'0 x 12'6 (5.79m x 3.81m)

Three UPVC windows. Three Radiators. Feature cast iron fireplace with surround and hearth.

Cloak Room

Fitted with two piece suite comprising; wash hand basin and toilet. Opaque UPVC window. Radiator.

Study/Dining Room

12'6 x 11'10 (3.81m x 3.61m)

UPVC double doors and side lights leading into the garden. Radiator. Fitted with high and low level cupboards. Built in speaker system.

Dining Kitchen

15'5 x 12'6 (4.70m x 3.81m)

A modern fitted kitchen with wall and base units and coordinating worktops. Integrated dishwasher and fridge freezer. Sink and half bowl with drainer unit. Rangemaster with electric hob and extractor hood over. Opening through to the dining area with UPVC windows and door leading into the garden. Radiator. Built in speaker system.

Dining area - 9'3 x 8'6

Utility Room

Fitted with base units and sink and drainer. Space and plumbing for washing machine and dryer. UPVC window. Extractor fan. Radiator.

Pantry

With shelving and worktop.

Stairs to first floor landing

Landing

A bright and spacious landing. UPVC window. Two radiators. Loft hatch. Airing cupboard housing the hot water cylinder.

Bedroom One

15'9 x 14'3 (4.80m x 4.34m)

Built in luxury wardrobes along one wall with lighting and ample hanging space and drawers. Radiator. UPVC window. Door to ensuite. Built in speaker.

Ensuite to bedroom one

Fitted with a three piece suite comprising; Walk-in shower, sink with vanity unit and toilet. Heated towel rail. Opaque UPVC window. Built in speaker.





Bedroom Two
15'9 x 14'5 (4.80m x 4.39m)
With three UPVC windows. Radiator. Door to ensuite.

Ensuite to bedroom two
Fitted with three piece suite comprising; shower cubicle, wash hand basin and toilet. Heated towel radiator. Opaque UPVC window. Built in speaker.

Family Bathroom
7'10 x 8'6 (2.39m x 2.59m)
Modern fitted bathroom suite comprising; freestanding bath with shower attachment, large walk-in shower cubicle, dual sink with vanity unit and mirror. Heated towel rail. Opaque UPVC window. Extractor fan. Built in speaker.

Bedroom Three
12'5 x 12'0 (3.78m x 3.66m)
With UPVC window. Radiator.

Bedroom Four
12'6 x 9'4 (3.81m x 2.84m)
Two UPVC windows. Radiator.

Double Garage
Laid on with power and light. Electric roller door. UPVC window. Composite door to side elevation. Alarm panel. Boiler.

Outside
To the front of the property is a beautifully presented walled garden with flowerbeds, mature shrubs and trees. With paved driveway providing off street parking and gated access to the side elevation.

The rear garden is equally as beautiful which is mainly laid to lawn with well maintained flowerbeds, established shrubs and trees which surround the garden offering colour throughout the year. There is patio area perfect for seating, as well stepping stones to another, great for those warmer months.

The side elevation is gated, great for bike and bins access.

Additional Information
The property is currently rented and managed by Quantum. To be sold with vacant possession, however if you are looking for an investment property the house currently achieves £2450pcm.

Gas Certificate 27/09/2024 to be renewed this month
EICR 13/09/2023 next due in 2028.

The current tenancy is under renewal with an end date of the 22nd March 2026, subject to notice being served. Should a sale be agreed before this date and you are purchasing with vacant possession your solicitor will likely advise that you will need to view the property vacant before exchange of contracts.

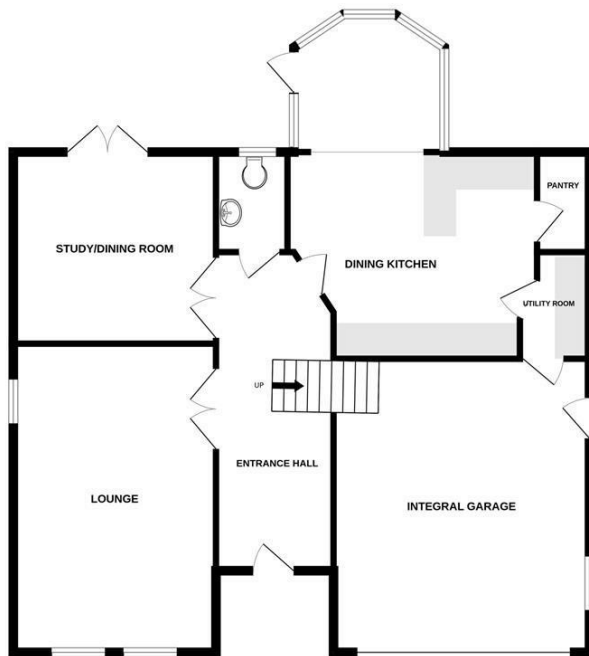
Material Information
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is F. 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 heater only boiler and an additional water cylinder they supply the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Anti - Money Laundering Compliance
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
1130 sq.ft. (104.9 sq.m.) approx.

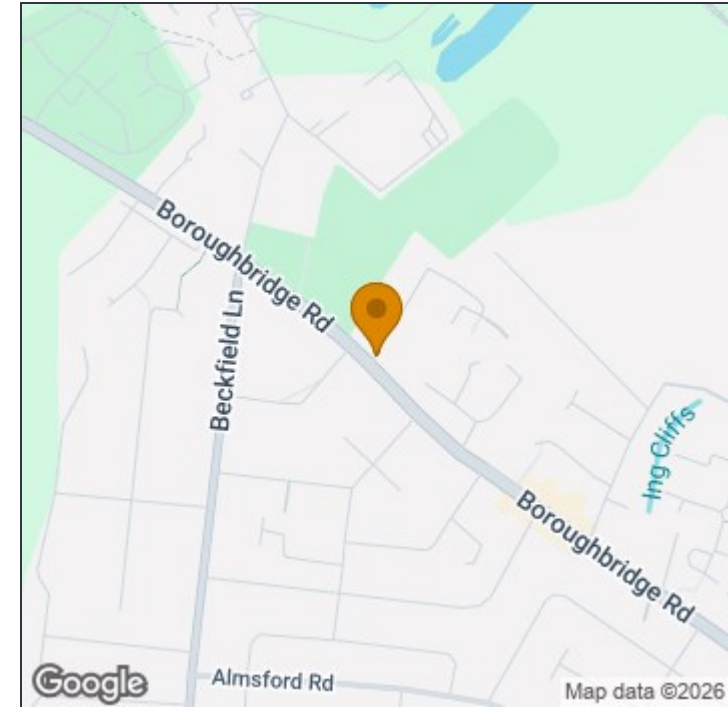


1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 or efficiency can be given.
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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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