Millfield Avenue, off Hull Road, York

£350,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

Millfield Avenue, York YO10 3AA

Est. 1871

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A well-presented three-bedroom semi-detached family home, situated in a popular residential area to the east of York, offering excellent access to York city centre, local schools, shops and transport links.

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The accommodation comprises a welcoming entrance hall, a bright bay-fronted living room with a feature multi-fuel stove, and a separate dining room which flows into the modern fitted kitchen, creating an excellent open-plan space for family life and entertaining. The kitchen offers a range of wall and base units with integrated cooking appliances and space for additional appliances, while the adjoining conservatory provides further versatile living space with French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom. A fixed ladder from the landing provides access to a useful loft room with a Velux window, radiator and power. Ideal for use as a home office or hobby room. (not building regulations compliant for use as a bedroom).

Externally, the property benefits from a driveway providing

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D - 57
Council Tax: C - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

ample off-street parking, leading to a detached garage with power and lighting. The enclosed rear garden is laid mainly to lawn with established flower beds and borders, complemented by a raised decked seating area, providing an ideal space for outdoor dining and entertaining.

Offering well-maintained accommodation in a highly convenient location, this attractive home is likely to appeal to a wide range of buyers, particularly growing families.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 580 SQ FT / 53.85 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 457 SQ FT / 42.49 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1037 SQ FT / 96.34 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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