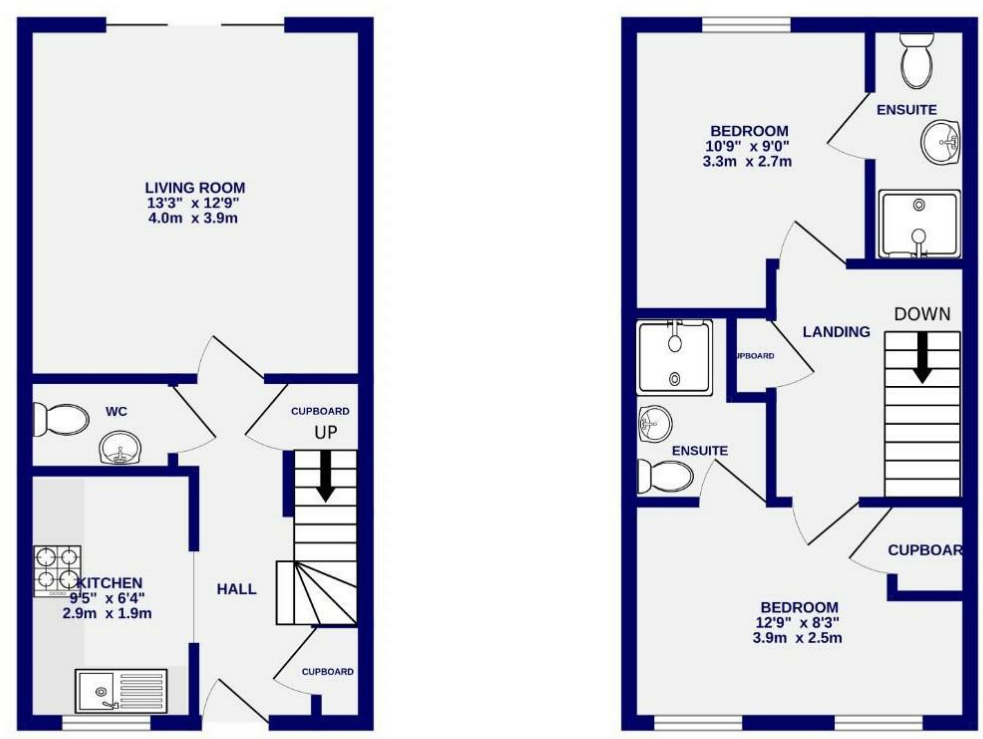


Miller Road
, York
YO30 6QH

Freehold
Council Tax Band - B

- Modern End Terrace House
- Two Double Bedrooms
- Two Bathrooms
- Enclosed rear Garden
- Gas Central Heating
- Well Presented
- Parking For Two Cars
- EPC B



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.

Miller Road
, York
YO30 6QH

£270,000

2 2

A modern two bedroom end terrace house offering well presented accommodation, two bathrooms, a private rear garden and off street parking for two cars.

The property is well positioned for access to York city centre and the outer ring road, with a range of local shops, amenities and transport links within easy reach.

Internally, a front entrance hallway leads into a modern fitted kitchen featuring contemporary grey units and a range of built in appliances. To the rear is a spacious living and dining room, with sliding doors opening directly onto the rear garden and providing plenty of natural light.

Completing the ground floor are two useful storage cupboards and a convenient WC.

To the first floor are two well proportioned double bedrooms. The main bedroom benefits from its own en suite bathroom, while a separate three piece family bathroom serves the second bedroom.

Externally, the property benefits from a private rear garden, providing an excellent space for outdoor seating and entertaining. Off street parking is available for two cars.

A superb modern home offering practical and well proportioned accommodation, likely to appeal to first time buyers, professionals, downsizers and investors alike.

Trust Green Ltd are responsible for the ongoing management and maintenance of the areas of amenity land within the development at Water Lane. The charge is £137.20 per year.

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.*







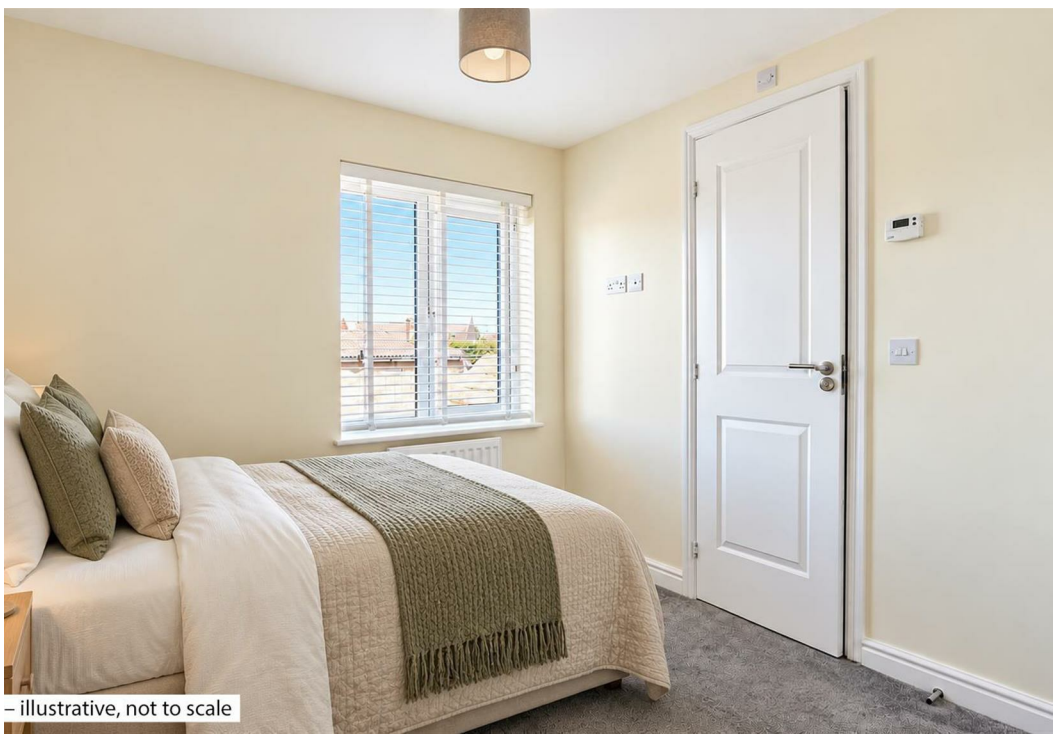








– illustrative, not to scale



– illustrative, not to scale

