



Millfield Avenue, York

£375,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Est. 1871

Millfield Avenue,
York YO10 3AA

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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 decking 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.



Partners:

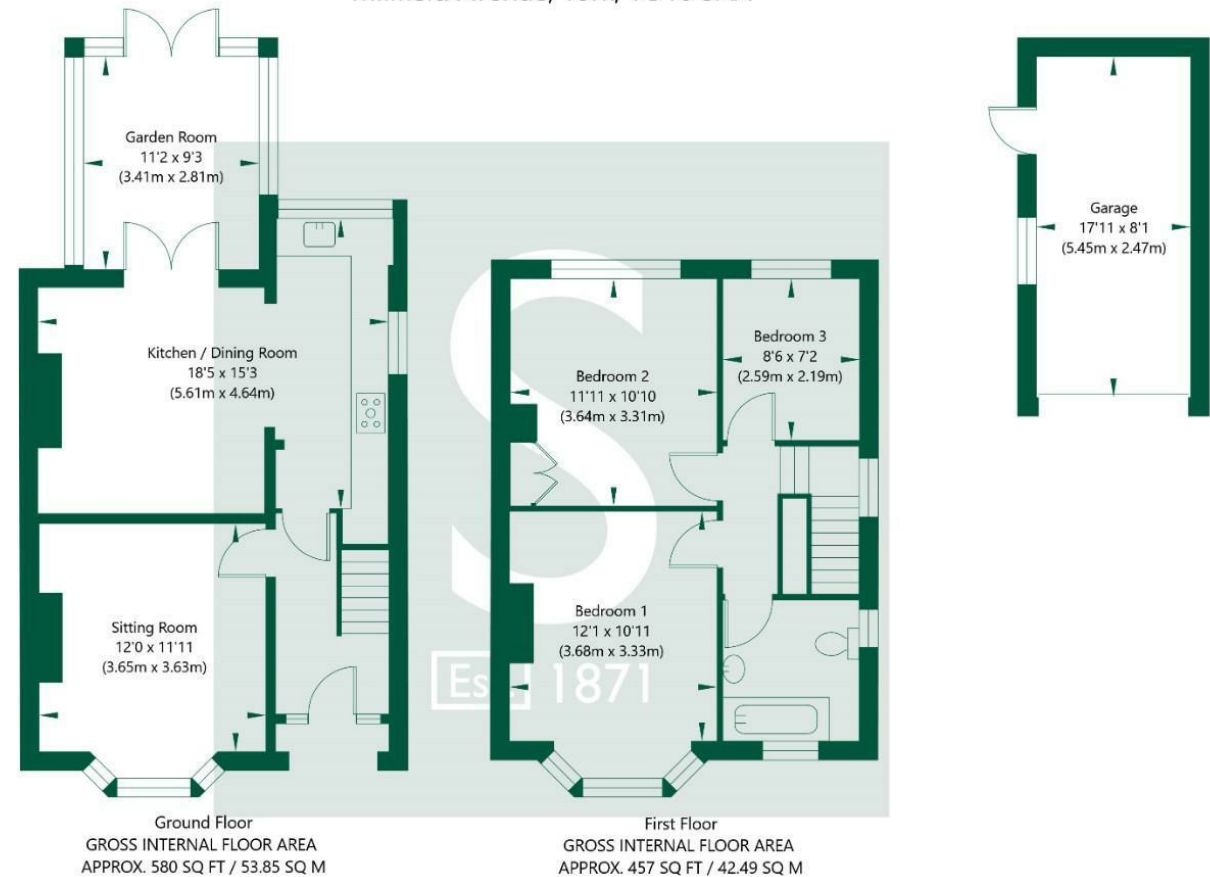
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1037 SQ FT / 96.34 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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