



Milson Grove, York, YO10 3AG

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Light-Filled Conservatory Opening To Large Rear Garden
- Driveway Parking In Popular Residential Location Close To York
- Bay-Fronted Living Room And Separate Dining Room
- Detached Home Office With W.C. For Flexible Use
- Council Tax Band C

Offers Over £350,000



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DESCRIPTION

A beautifully presented and thoughtfully updated three-bedroom semi-detached home, ideally situated in a popular residential area of York. This attractive property combines charming period features with stylish modern touches, and offers versatile living space complemented by a larger-than-average rear garden and a superb detached home office.

Upon entering, a welcoming hallway leads through to a bright and characterful bay-fronted living room, featuring a striking fireplace and warm décor. To the rear, the dining room provides an excellent space for entertaining, with ample room for a family dining table and views through to the kitchen. The kitchen itself is well-appointed with a range of fitted units, solid work surfaces and open shelving, and flows seamlessly into a delightful conservatory. This light-filled space enjoys garden views and direct access outside, creating an ideal spot for relaxing or informal dining.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with bay window, a second double bedroom, and a third room ideal as a nursery, guest room or study. The accommodation is completed by a stylish and recently updated shower room.

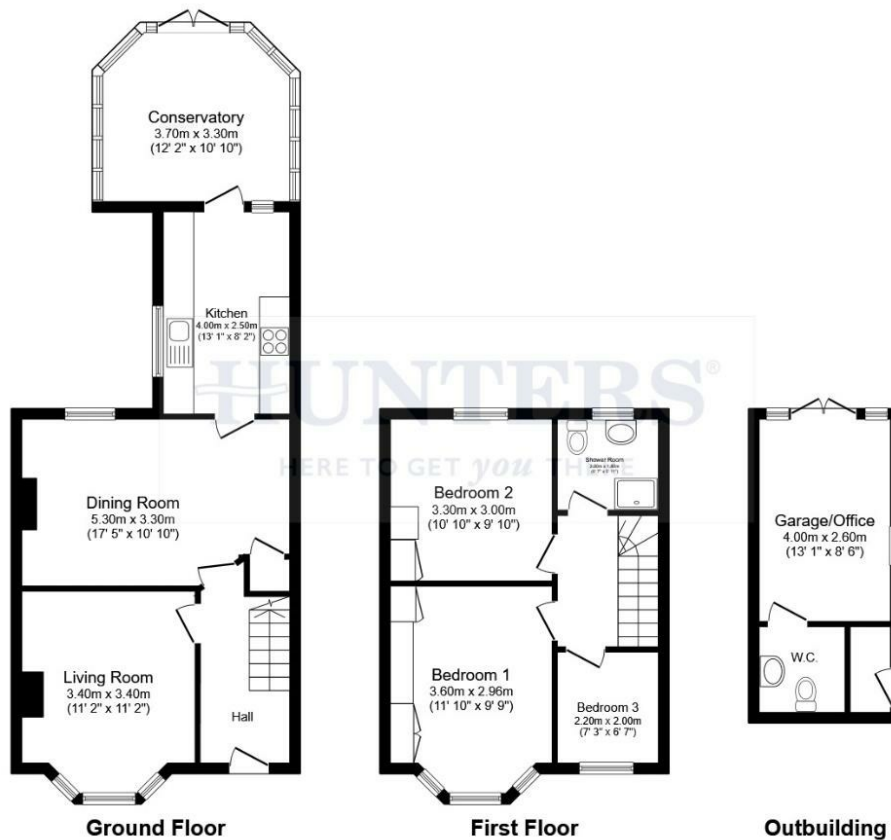
Externally, the property continues to impress. The rear garden is notably larger than average for the area, offering a generous lawn, mature planting, and multiple seating areas—perfect for families and outdoor entertaining. The former detached garage has been expertly converted into a fully functional home office, complete with a separate W.C., making it ideal for remote working, a studio, or a range of other uses.

To the front, a driveway provides off-street parking and access to the side of the property.

Milson Grove is well placed for access to York city centre, local amenities, reputable schools, and excellent transport links, making this an ideal home for a variety of buyers.







Total floor area 111.6 m² (1,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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