



Milton Carr, York, YO30 5PU

- No Onward Chain
- Garage
- Good Access To Clifton Moor Retail Park

- Kitchen Diner
- Cul De Sac

Asking Price £315,000



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DESCRIPTION

A well maintained, three bedroom detached home on a popular cul de sac in the sought after Rawcliffe area of York and offered for sale with no onward chain.

Upon entering the property you have a porch leading to a hallway with stairs to the first floor.

The living room is to the front of the property and has a large window filling the room with natural light as well as a feature fireplace creating a focal point to the room.

To the rear you have the kitchen diner with its range of units, integrated oven with hob, plumbing for a washing machine and ample space for a table and chairs, there is also a useful understairs storage space and an external door leading out to the side of the property.

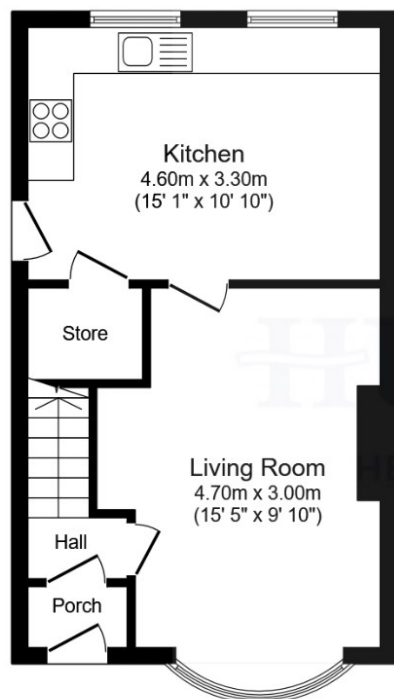
To the first floor the property has three bedrooms and the recently fitted family bathroom with sink, W.C and bath.

Externally the property has a lawned front garden with a driveway providing off street parking for multiple vehicles. To the side of the property is a car port and then the detached garage.

To the rear is a low maintenance, paved garden.

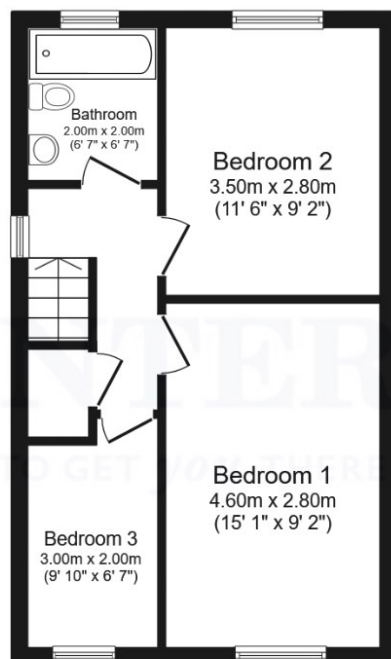






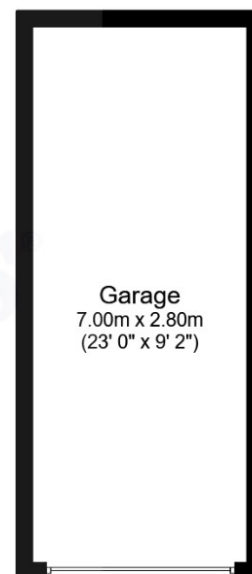
Ground Floor

Floor area 38.2 sq.m. (411 sq.ft.)



First Floor

Floor area 37.3 sq.m. (401 sq.ft.)



Garage

Floor area 19.6 sq.m. (211 sq.ft.)

Total floor area: 95.1 sq.m. (1,023 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.