



Milner Street, York

- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- FRENCH DOORS TO REAR COURTYARD
- EXCELLENT LOCAL AMENITIES
- TRADITIONAL VICTORIAN TERRACE
- SPACIOUS THROUGH LOUNGE DINING ROOM
- POPULAR LOCATION
- COUNCIL TAX BAND B

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

Milner Street, York

DESCRIPTION

A beautifully presented and spacious two double bedoomed traditional Victorian terraced property. The property has undergone a programme of improvements by the current owner and the results are very impressive especially the replacement UPVC sash windows. Located in this popular and well served area an early viewing is strongly recommended to avoid disappointment.

Benefiting from gas fired central heating and UPVC double glazing the accommodation briefly comprises; entrance door with over light, entrance hall with ceramic tiled floor, spacious through lounge dining room, with living flame coal effect fire place with marble inset and 'Adam' style surround, French doors to rear courtyard garden, kitchen with fitted base and wall units, integral electric oven four ring gas hob extractor fan hood, integral fridge and freezer, plumbing for washing machine, understairs cupboard and door to rear, three piece house bathroom with white suite, shower and screen over the bath, ceramic tiled floor, stainless steel ladder style radiator. To the first floor is a galleried landing with fitted storage cupboard, two double bedrooms.

Outside is a spacious enclosed courtyard with brick outbuilding and pedestrian access at the rear.

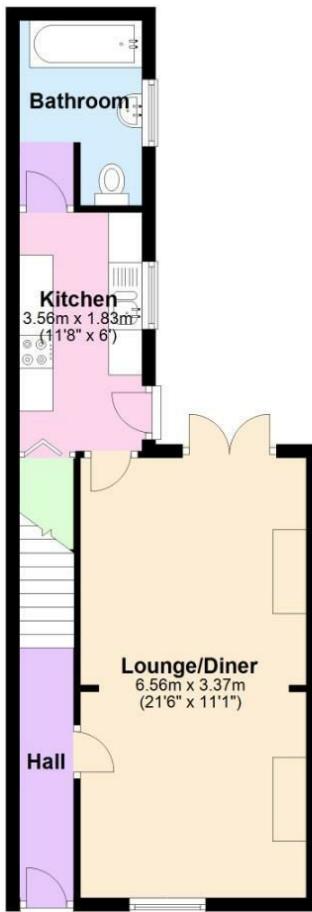
This is a freehold property. Council tax band B.





Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

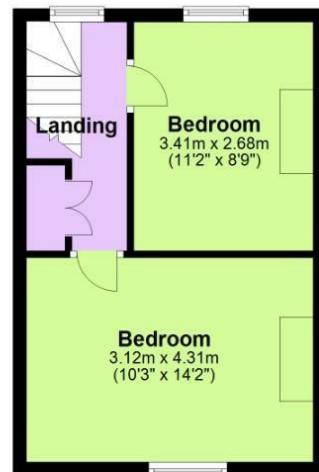
Tel: 01904 621026 Email:

york@hunters.com [https://www.hunters.com](http://www.hunters.com)



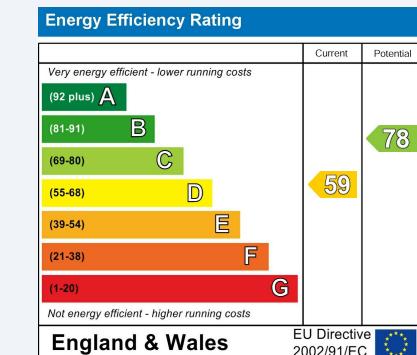
First Floor

Approx. 28.1 sq. metres (302.2 sq. feet)



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.



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.

HUNTERS®

HERE TO GET *you* THERE