



## Miller Road, York

- FOUR BEDROOMS
- LANDSCAPED GARDEN
- KITCHEN DINER
- EPC RATING B
- GARAGE
- POPULAR DEVELOPMENT
- COUNCIL TAX BAND D

£450,000

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# Miller Road, York

## DESCRIPTION

A beautifully presented, four bedroom, three storey, semi-detached home in a hugely popular residential development to the north of York.

Upon entering the property you have an entrance hallway with downstairs W.C and under stairs storage cupboard.

The lounge is situated to the front of the property and is filled with light from the window to the front elevation. To the rear of the property you have the fabulous kitchen diner with a range of high quality base and wall units as well as integrated appliances. There is space for a dining table and chairs and double doors with floor to ceiling windows on either side, lead to the south facing rear garden.

To the first floor you have three bedrooms, one of which has fitted wardrobes. The family bathroom completes the first floor with sink, W.C and bath with shower over.

The second floor is made up of the main bedroom with fitted wardrobes and an ensuite shower room with sink, W.C and walk in shower cubicle, there is also a useful eaves storage cupboard.

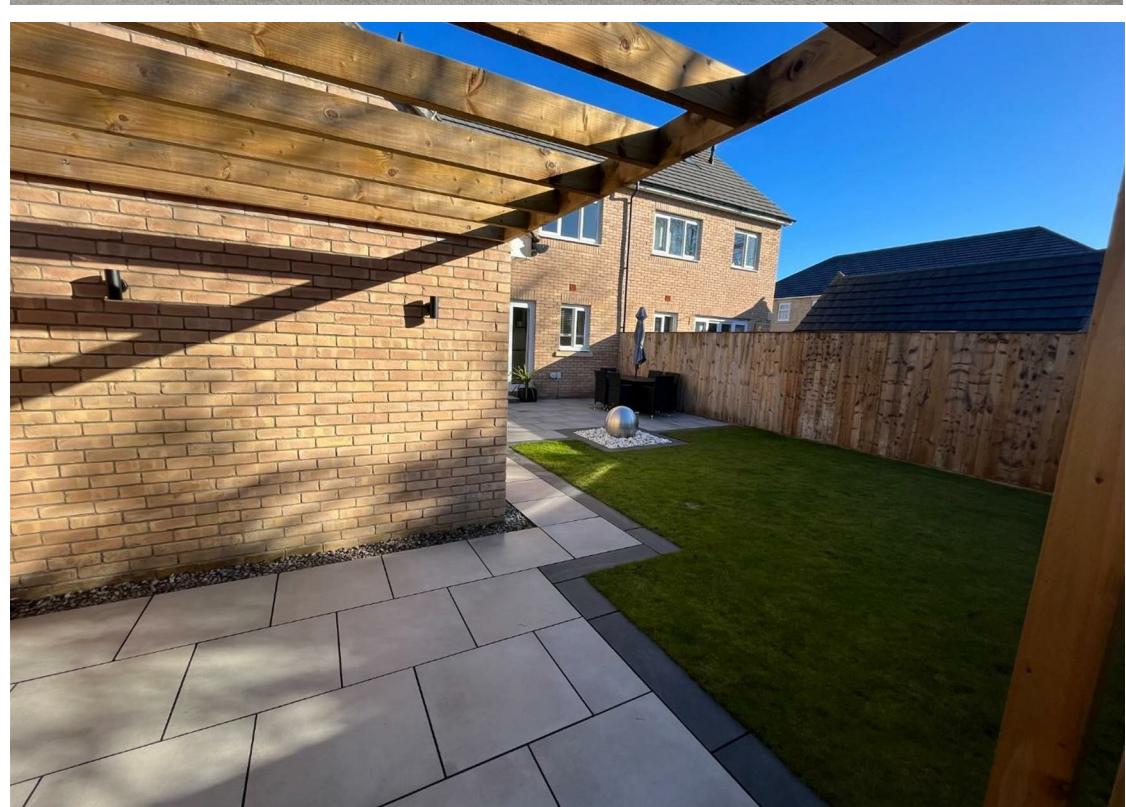
Externally the property looks out onto green space, has a driveway offering space for multiple vehicles and is a semi-detached, single garage.

To the rear you have an enclosed, landscaped garden with patio seating areas and lawn.

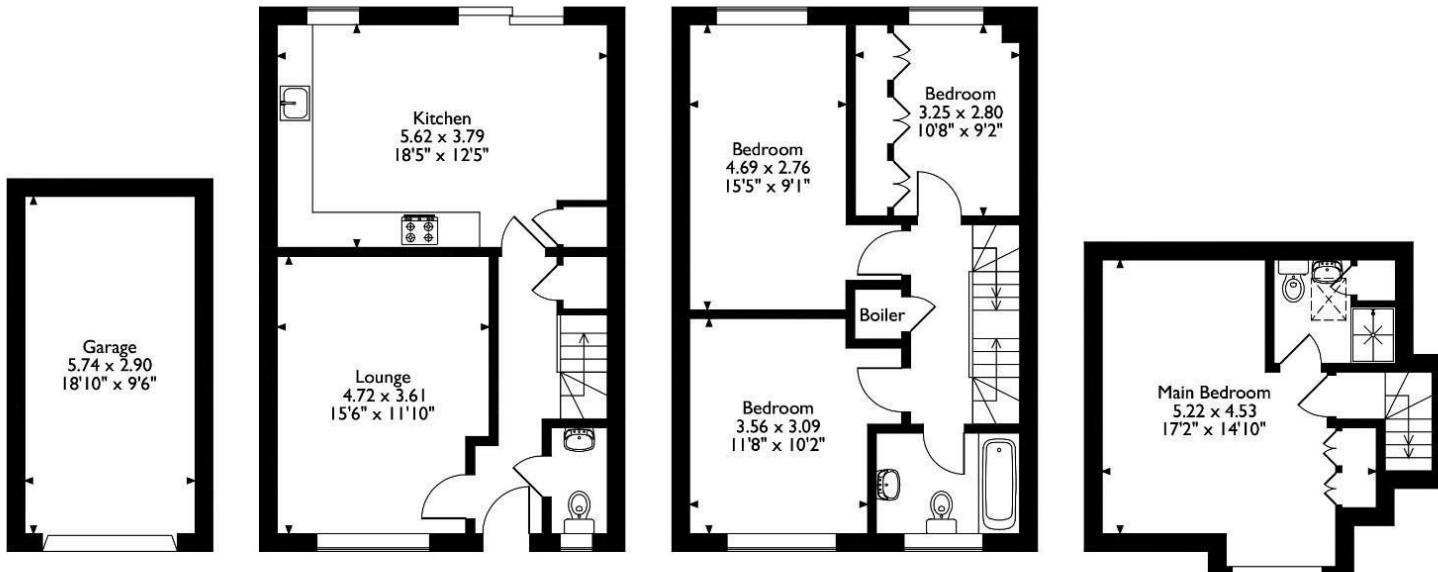
Miller Road is part of a popular residential development, built by Redrow Homes. Located just off Water Lane it offers excellent access to Clifton Moor retail park and York out ring road.

Viewing of this property is highly recommended to truly appreciate all it has to offer.





17 Miller Road, York  
 Approximate Gross Internal Area  
 Main House = 123 Sq M/1323 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Total = 140 Sq M/1506 Sq Ft



**Ground Floor**

**First Floor**

**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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

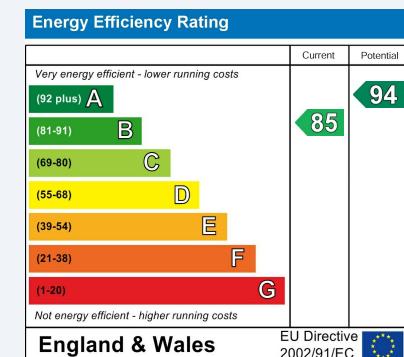
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## ENERGY PERFORMANCE CERTIFICATE

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.

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