



## Milson Grove, York, YO10 3AG

- Characterful Semi-Detached Home In Stunning Condition
- Spacious Kitchen/Diner Plus Separate Utility Room
- Excellent Access To University Of York, City Centre And A64

- Private, Established Rear Garden With Off-Street Parking
- Two Well-Sized Bedrooms And Modern Shower Room
- Council Tax Band B

**£275,000**



# Milson Grove, York, YO10 3AG

## DESCRIPTION

This beautifully presented semi-detached house on Milson Grove combines character, warmth and modern finish in a way that immediately sets it apart. The reception room captures the feel of the home perfectly, with soft natural light, period features and thoughtful styling creating a calm, inviting space. Every room reflects the same level of care, and the property is offered in stunning condition throughout.

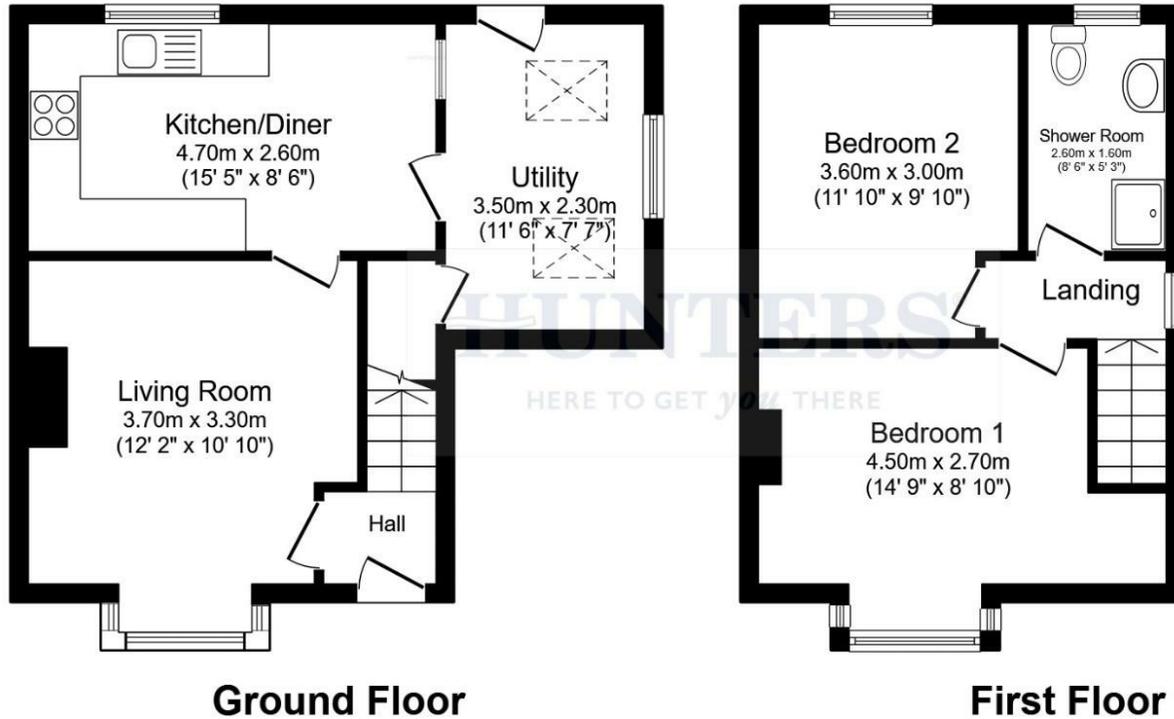
The entrance hall leads into a well-proportioned living room and a spacious kitchen/diner with modern units, generous worktop space and room for dining, supported by a separate utility room that adds valuable practicality. Upstairs, there are two well-sized bedrooms and a modern shower room, arranged in a balanced layout ideal for buyers seeking a well-kept home close to the city.

The rear garden is a real asset, offering a private, established outdoor space with mature planting, a lawned area and a paved section for seating. It feels peaceful and well maintained, and the property also benefits from off-street parking to the rear — a notable advantage in this part of York.

Milson Grove sits just off Hull Road, moments from a sizeable Co-op supermarket and directly beside Hull Road Park, giving the home excellent access to everyday amenities and green space. The location provides quick routes to the University of York, the city centre and the A64, with regular bus services along Hull Road offering reliable connections across the city. The wider area is well served by schools, cycle routes and major retail options at Monks Cross and Vangarde.







Total floor area 70.3 sq.m. (756 sq.ft.) approx

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### Viewings

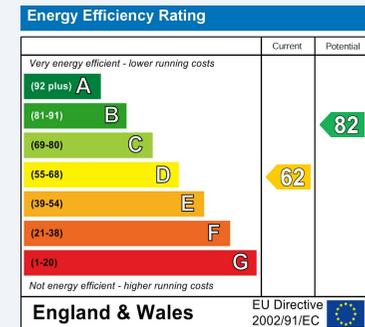
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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