



**Kirk House Mill Mount**  
York, YO24 1AG  
**Guide Price £600,000**

We are delighted to offer for sale this exceptional two-bedroom, two-and-a-half-bathroom ground floor apartment, situated within this prestigious and exclusive gated development on Scarcroft Road. Beautifully presented throughout, the apartment offers generously proportioned living accommodation finished to an exceptionally high standard. Ideally positioned close to York's historic city centre and railway station, the property also enjoys convenient access to a range of popular local amenities, including York Racecourse, Bishopthorpe Road, independent shops, and highly regarded schools. Accessed via its own private entrance, the luxurious accommodation comprises an entrance porch, welcoming hallway with built-in storage cupboards, and an impressive 20ft open-plan living kitchen featuring a central island and a range of integrated appliances. There is also a guest WC/cloakroom, a superb principal bedroom with dressing room and a bespoke four-piece en-suite bathroom, together with a second spacious double bedroom, also benefitting from a dressing room and four-piece en-suite. Externally, the development enjoys a private garden/patio area together with well-maintained communal gardens, two designated resident parking spaces, additional visitor parking spaces, and useful storage areas. An accompanied viewing is highly recommended to fully appreciate the quality, space, and setting of this outstanding home.

### Entrance Porch

Composite entrance door, window to front, carpet, Oak door to

### Hallway

Storage cupboards, power points, Amtico flooring with under floor heating,

### WC/Cloaks

Wash hand basin, low level WC, tiled flooring.





### **Kitchen Area**

Modern Shaker style kitchen with Quartz worktops, sink and mixer tap, built-in appliances including eye level oven, hob, fridge and freezer, dishwasher, wine cooler, Amtico flooring.

### **Living/Dining Area**

Double doors to front, window to side, media wall with TV point and power points, Amtico flooring with under floor heating.

### **Master Bedroom**

Windows to rear, radiator, power points, carpet. Dressing room with separate storage cupboard.

### **En-Suite**

Four piece suite comprising walk-in shower enclosure, bath with mixer tap, low level WC, wash hand basin, radiator, tiled flooring.

### **Bedroom 2**

Windows to front, radiator, power points, carpet. Dressing room with separate storage cupboard.

### **En-Suite**

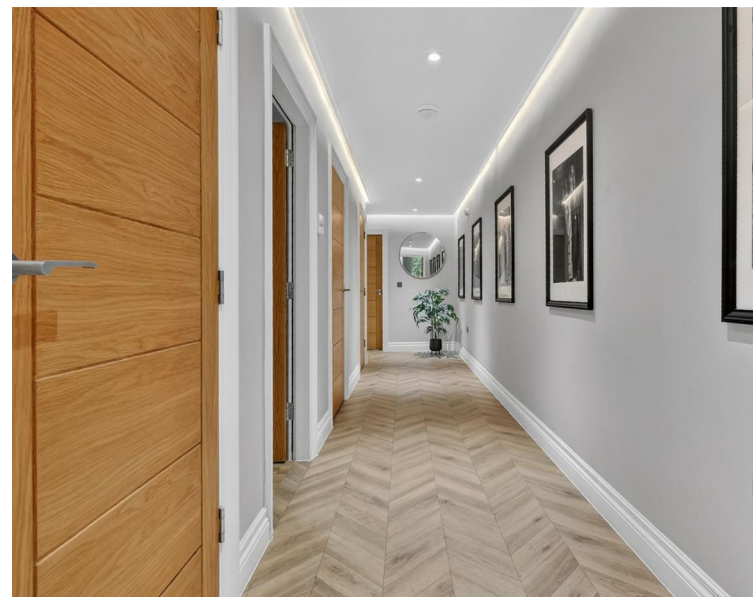
Four piece suite comprising walk-in shower enclosure, bath with mixer tap, low level WC, wash hand basin, radiator, tiled flooring.

### **Outside**

Gated access. Two designated parking spaces plus visitor parking spaces and a private garden/patio area. Communal gardens with useful storage.

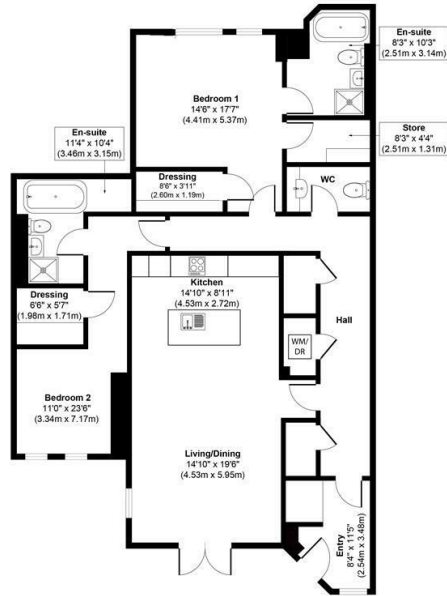
### **Agents Note:**

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# FLOOR PLAN

Approx. Gross Internal Floor Area 1533 sq. ft / 142.40 sq. m

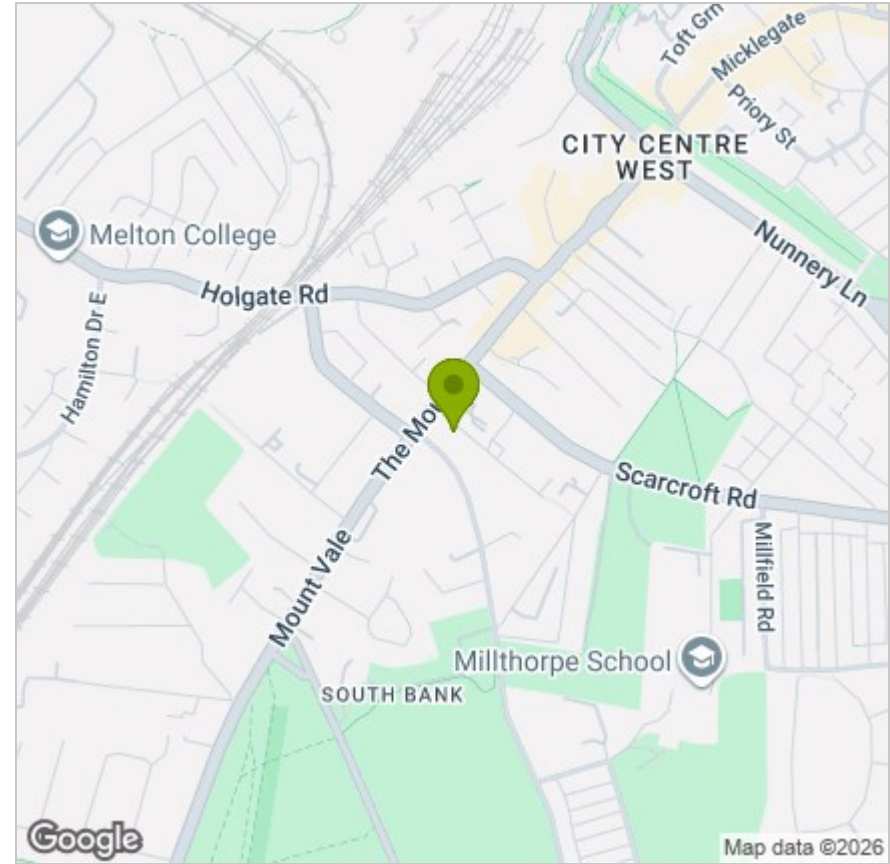


Approximate Floor Area  
1533 sq. ft  
(142.40 sq. m)

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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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