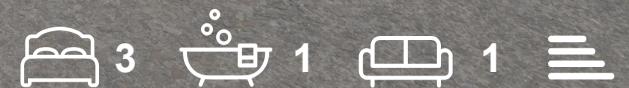




9 Milson Grove

York, YO10 3AQ

Guide Price £310,000



Discover this charming three-bedroom semi-detached home, perfectly placed within easy walking distance of York's bustling city centre and blessed with excellent transport links for seamless travel in and out of the city.

Step inside to a welcoming entrance hall leading into a wonderfully spacious knocked-through lounge/diner, ideal for relaxed living and entertaining, alongside a separate kitchen equipped with ample wall and base unit storage. Upstairs you'll find two generous double bedrooms, a useful single bedroom and a bathroom complete with a three-piece suite.

Outside, a practical driveway provides parking for two cars, while the sizeable west-facing garden soaks up the afternoon and evening sun.

A fantastic, ready-to-move-into home combining convenience, space and outdoor living in an ever popular location.

Entrance Hall

Entrance door, stairs to first floor, radiator. Door to;

Lounge Area

13' x 11'3 (3.96m x 3.43m)

Bay window to front, fireplace, TV point, power points, radiator.

Dining Area

16'7 x 10'2 (5.05m x 3.10m)

Large window to rear, radiator, power points.

Kitchen

11'11 x 8'3 (3.63m x 2.51m)

Window to side and rear, door to rear garden, wall and base fitted units with stainless steel sink and draining board, space for appliances, power points.

First Floor Landing

Window to side. Doors to;

Bedroom 1

13 x 10'6 (3.96m x 3.20m)

Bay window to front, fitted storage cupboards, power points, radiator.





Bedroom 2

10'6 x 10'2 (3.20m x 3.10m)

Window to rear, fitted storage cupboards, power points, radiator.

Bedroom 3

7'1 x 6'1 (2.16m x 1.85m)

Window to front, power points, radiator.

Bathroom

6'7 x 6'1 (2.01m x 1.85m)

Opaque window to rear, panelled bath with mixer tap, pedestal wash hand basin, low level WC, towel rail/radiator.

Outside

Paved large driveway to front providing ample parking, side access to the rear garden which is paved with patio area, lawn area and fence boundaries.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN

