



41 Milton Street
York, YO10 3EP
Guide Price £330,000

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A TRULY SUPERB 3/4 BEDROOM MID TERRACE FORECOURTED TOWN HOUSE WITH GARAGE!
Located within this central location within close proximity to York's historic city walls and a short walk in to the city centre with its many amenities. This substantial property has been updated, extended and maintained by the current owner to a very high standard throughout, retaining many period features. It fully comprises entrance hallway with tiled flooring, lounge with bay window to front, dining room with French doors on to courtyard, kitchen with fitted units, rear hallway/utility, shower room/WC, first floor landing, exceptional 4 piece tiled bathroom suite, 2 double bedrooms with fireplaces (largest bedroom 15' wide) and second floor landing with further double bedroom. To the outside is a front forecourt whilst to the rear is a walled courtyard leading to a large single garage with staircase up to an extra reception room/bedroom 4. An internal viewing of this fabulous property is highly recommended.

Entrance Hallway

Entrance door, carpeted stairs to first floor, single panelled radiator. Tiled flooring. Doors leading to;

Lounge

13' x 11'5 (3.96m x 3.48m)

Panelled bay window with timber framed slide sash window to front, ceiling rose, ceiling coving, picture rail, double panelled radiator, period fireplace with surround, TV point, power points. Exposed timber floor boards.

Dining Room

12' x 11'5 (3.66m x 3.48m)

Timber framed French doors on to courtyard, ceiling rose, ceiling coving, double panelled radiator, power points, under stairs cupboard. Exposed timber floor boards. Opening to;

Kitchen

12' 6 x 8'6 (3.66m 1.83m x 2.59m)

Timber framed slide sash window to side, fitted wall and base units incorporating counter top, stainless steel 1 1/2 sink and drainer with mixer tap, space for appliances, integrated oven and gas hob, built in dishwasher, towel radiator, power points, recessed spotlights. Tiled flooring.

Rear Hall/Utility

Double glazed timber framed slide sash window to side, velux window, plumbing for washing machine, space for other appliances, single panelled radiator, power points. Tiled flooring.





Shower Room/WC

Opaque double glazed slide sash window to rear, two further velux windows, walk in tiled shower cubicle, wash hand basin, low level WC, tiled walls, extractor fan. Tiled flooring.

First Floor Landing

Timber framed window to side, ceiling coving, storage area, stairs to second floor. Carpet. Doors to;

Bedroom 1

15'3 x 13' (4.65m x 3.96m)

Timber framed slide sash window to front, ceiling coving, ceiling rose, double panelled radiator, period style fireplace with surround, power points. Carpet.

Bedroom 2

12' x 9' (3.66m x 2.74m)

Timber framed slide sash window to rear, ceiling coving, ceiling rose, double panelled radiator, period style fireplace with surround, power points. Carpet.

Bathroom

12'6 x 8'5 (3.81m x 2.57m)

Two remote controlled velux windows, timber framed window to rear, large bath with tiled panels, double sink vanity unit, good size walk in shower, low level WC, towel radiator, part tiled walls, extractor fan, recessed spotlights. Tiled flooring.

Second Floor Landing

Velux window, recessed spotlights. Carpet. Door to;

Bedroom 3

13' x 12'1 approx (3.96m x 3.68m approx)

Velux window to rear, double panelled radiator, power points, storage cupboards. Carpet.

Garage

16'3 x 14'7 (4.95m x 4.45m)

Electric roller door opening to Bull Lane, power points, Belfast sink unit. Door on to courtyard. Staircase up to;

Bedroom 4/Study

13'7 x 11'1 (4.14m x 3.38m)

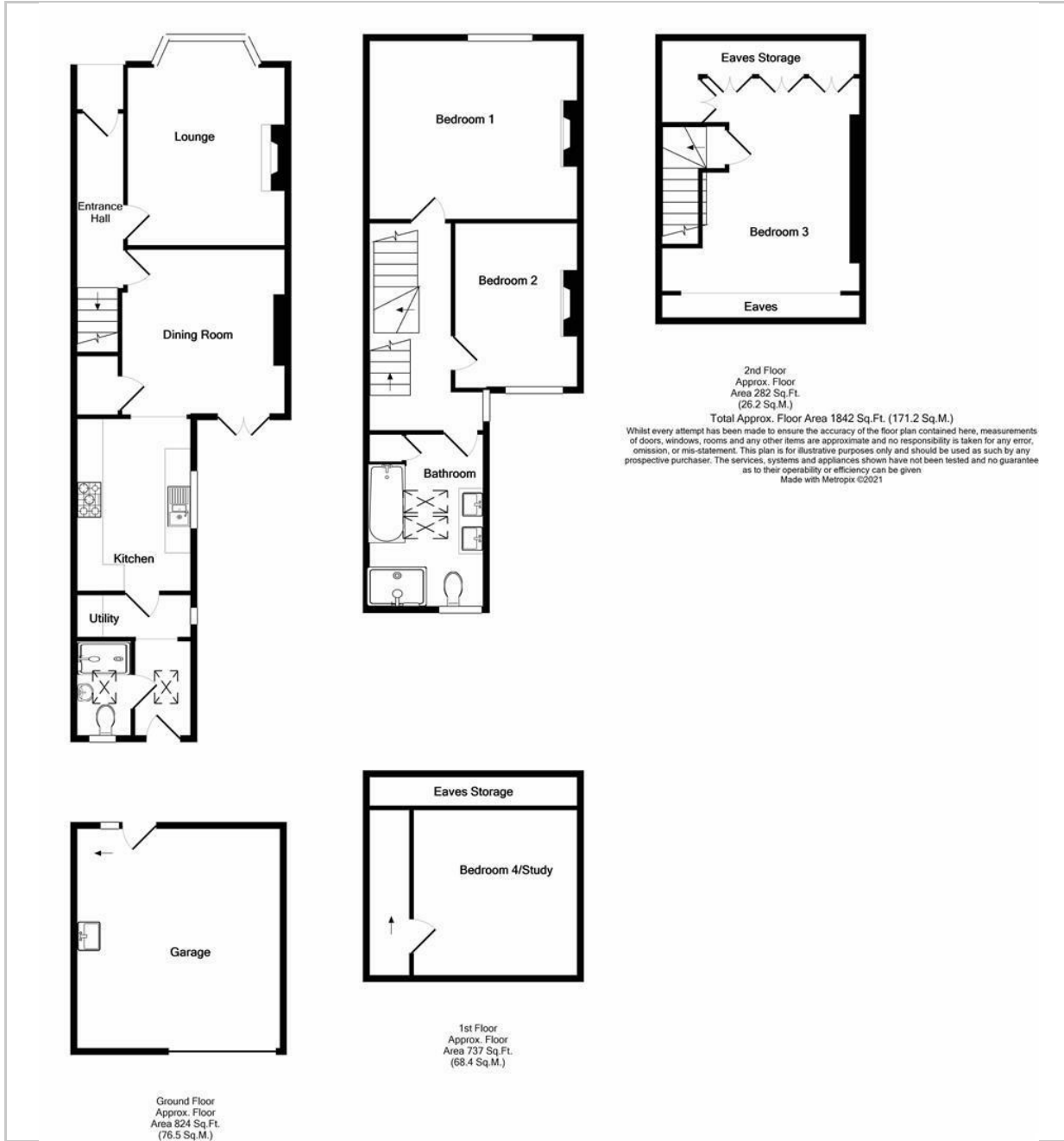
Two velux windows to front, power points, eaves storage. Laminate flooring.

Outside

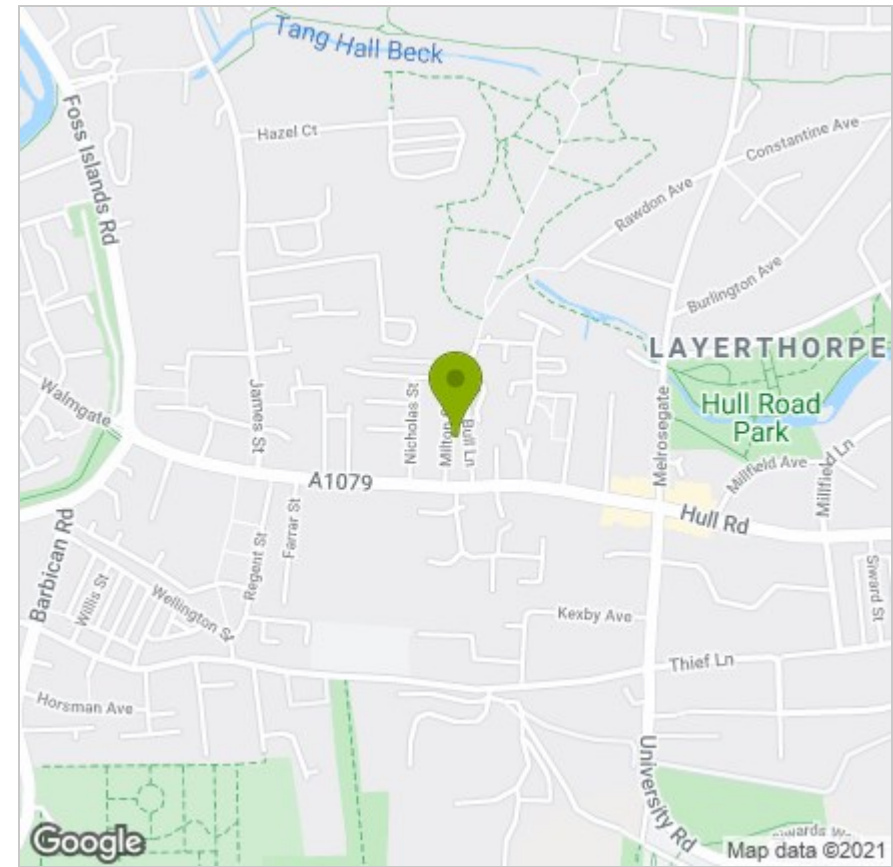
Front forecourt and rear walled courtyard with borders.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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