



22 Miller Road
York, YO30 6QH
Guide Price £400,000

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IMMACULATELY PRESENTED THROUGHOUT! We as Agents are delighted to offer to the market this fabulous four bedroom semi detached family home set in this popular residential development just off Water Lane, being close to local amenities, access to the by-pass as well as easy access into York's bustling city centre. The spacious living accommodation briefly comprises entrance hallway, cloaks/W.C, living room with large windows allowing plenty of natural light, dining kitchen with contemporary units and double doors to garden, first floor landing, three bedrooms (2 double and 1 single), house bathroom and second floor master bedroom with contemporary en-suite shower room. To the outside is a front driveway providing ample off-street parking and leading to a single garage, whilst to the rear is a fantastic south facing garden with patio area and lawn, ideal for entertaining. An early viewing is highly recommended to fully appreciate all this fabulous property has to offer!



Entrance Hall

Entrance door, stairs to first floor, under stairs storage cupboard. Doors to;

Cloaks/WC

Opaque uPVC double glazed window to front, low level WC, wash hand basin.

Lounge

uPVC double glazed window to front, radiator, TV point, power points. Carpet.

Dining Kitchen

Fitted wall and base mounted units, uPVC double glazed window to side and double doors on to the garden, radiator, power points, large cupboard. Laminate flooring.

First Floor Landing

Stairs to second floor, power points. Carpet. Doors to;

Bedroom 2

uPVC double glazed window to rear, radiator, power points. Carpet.





Bedroom 3

uPVC double glazed window to front, radiator, power points. Carpet.

Bedroom 4

uPVC double glazed window to rear, radiator, power points. Carpet.

Bathroom

Three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, opaque uPVC double glazed window to front.

Second Floor Landing

Master Bedroom

uPVC double glazed dormer window to front, radiator, power points. Carpet. Door to;

En-Suite Shower Room

Walk in shower cubicle, wash hand basin, low level WC, built in cupboard, velux window.

Outside

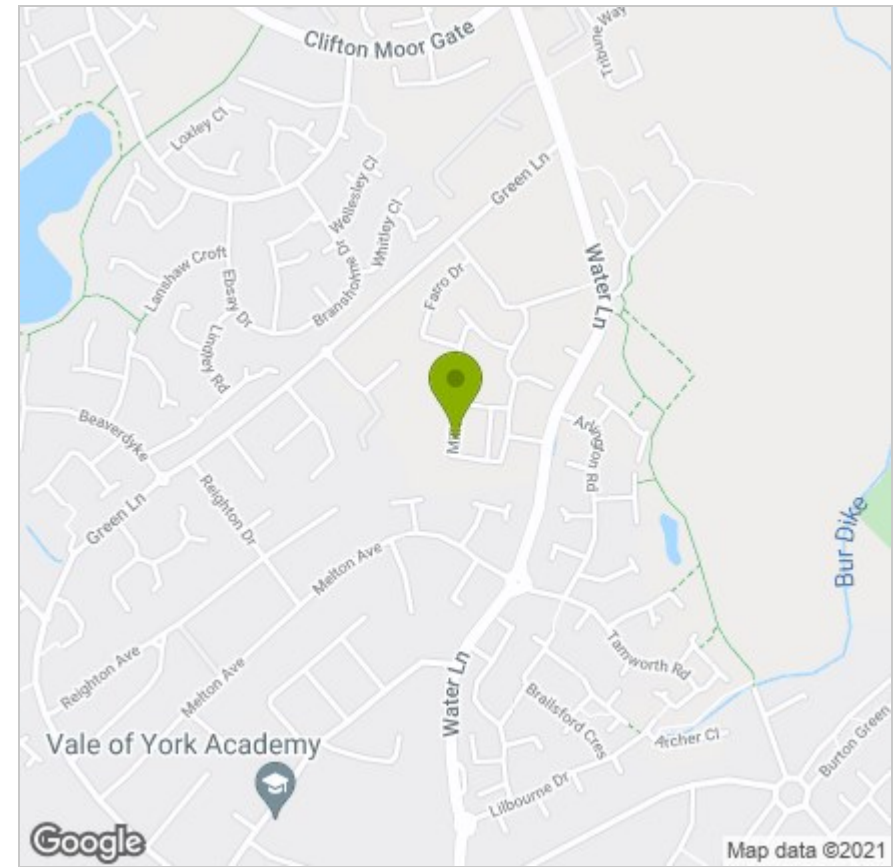
Low maintenance garden to front and driveway to side providing ample off-street parking and leading to a single garage. Rear south facing garden with patio area and lawn.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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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