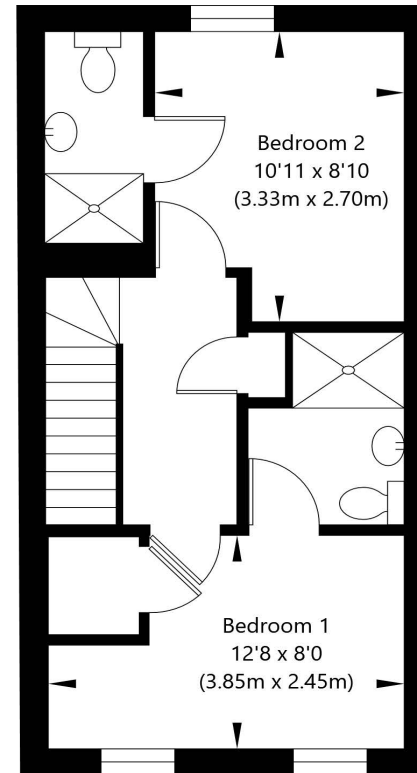


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 341 SQ FT / 31.68 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 343 SQ FT / 31.88 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 684 SQ FT / 63.56 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
SAMMS**

A recently constructed mid terrace property, beautifully presented throughout and finished to a high standard. The property benefits from an enclosed rear garden and private parking.

Internally the accommodation includes an entrance hallway with a good size WC and large storage cupboards. Beyond is a stylish living room, with tasteful panelling, feature fireplace and large patio doors onto the patio. To the front elevation is a fitted kitchen, with matching wall and base units complemented by Silestone worktops and integrated appliances. The appliances include an eye level AEG oven and microwave, gas hob with extractor over and fridge, freezer.

To the first floor there are two well-proportioned double bedrooms, both with en-suite showers/WC.

Externally to the front is a small garden with hedge and side access to the rear garden. The rear garden enjoys much of the days sun and includes a large patio area, lawn and further patio, shed and fenced boundaries. The property is double glazed throughout, and benefits from gas central heating.

In summary, an impressive and bright property which has been impeccably maintained by the owners and is offered in walk in condition.

LOCATION

Miller Road is a desirable location providing good access to York City Centre a short walk away from The Clifton Moor Retail and Leisure Park with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are also located a short distance away. The local Primary & Secondary Schools both have 'Good' Ofsted ratings.

DIRECTIONS

Leaving York City Centre on Bootham, continue to the traffic lights at Clifton Green. At the traffic lights turn right onto Water Lane and follow the road as it bends round to the left. Continue for approximately 1 kilometer before reaching a mini roundabout and stay on Water Lane. Turn left leaving Water Lane on to Miller Road.

Council Tax Band B