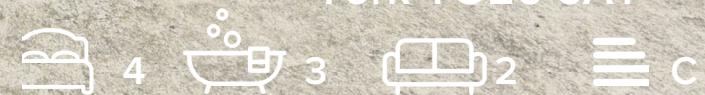




Highfield,
Millgates
York YO26 6AT



Highfield Millgates

York YO26 6AT

£637,000

Welcome to Highfield, a beautiful detached house offering the perfect blend of luxury and elegance throughout. The property is designed to accommodate the needs of modern living while providing ample comfort and privacy, making it an ideal family home.

As you enter, you are greeted by a large entrance hallway, two inviting reception rooms that provide versatile spaces, cloakroom and a bright and spacious dining kitchen, pantry and utility room. The first floor is also impressive in size and offers a stunning family bathroom, four double bedrooms, including two with ensuite bathrooms.

With off street parking for two cars, double garage and beautifully presented gardens to the front and rear, this home really does offer everything you need! With no forward chain, this property is not to be missed!

EPC Rating C
Council Tax Band F

Entrance Hallway

Composite door with side lights and timber surround. A spacious and welcoming hallway with doors leading to further rooms and stairs leading to the first floor. Radiator.

Lounge

19'0 x 12'6 (5.79m x 3.81m)
Three UPVC windows. Three Radiators. Feature cast iron fireplace with surround and hearth.

Cloak Room

Fitted with two piece suite comprising; wash hand basin and toilet. Opaque UPVC window. Radiator.

Study/Dining Room

12'6 x 11'0 (3.81m x 3.61m)
UPVC double doors and side lights leading into the garden. Radiator. Fitted with high and low level cupboards. Built in speaker system.

Dining Kitchen

15'5 x 12'6 (4.70m x 3.81m)
A modern fitted kitchen with wall and base units and coordinating worktops. Integrated dishwasher and fridge freezer. Sink and half bowl with drainer unit. Rangemaster with electric hob and extractor hood over. Opening through to the dining area with UPVC windows and door leading into the garden. Radiator. Built in speaker system.

Dining area - 9'3 x 8'6

Utility Room
Fitted with base units and sink and drainer. Space and plumbing for washing machine and dryer. UPVC window. Extractor fan. Radiator.

Pantry

With shelving and worktop.

Stairs to first floor landing

Landing

A bright and spacious landing. UPVC window. Two radiators. Loft hatch. Airing cupboard housing the hot water cylinder.

Bedroom One

15'9 x 14'3 (4.80m x 4.34m)
Built in luxury wardrobes along one wall with lighting and ample hanging space and drawers. Radiator. UPVC window. Door to ensuite. Built in speaker.





Ensuite to bedroom one

Fitted with a three piece suite comprising; Walk-in shower, sink with vanity unit and toilet. Heated towel rail. Opaque UPVC window. Built in speaker.

Bedroom Two

15'9 x 14'5 (4.80m x 4.39m)

With three UPVC windows. Radiator. Door to ensuite.

Ensuite to bedroom two

Fitted with three piece suite comprising; shower cubicle, wash hand basin and toilet. Heated towel radiator. Opaque UPVC window. Built in speaker.

Family Bathroom

7'10 x 8'6 (2.39m x 2.59m)

Modern fitted bathroom suite comprising; freestanding bath with shower attachment, large walk-in shower cubicle, dual sink with vanity unit and mirror. Heated towel rail. Opaque UPVC window. Extractor fan. Built in speaker.

Bedroom Three

12'5 x 12'0 (3.78m x 3.66m)

With UPVC window. Radiator.

Bedroom Four

12'6 x 9'4 (3.81m x 2.84m)

Two UPVC windows. Radiator.

Double Garage

Laid on with power and light. Electric roller door. UPVC window. Composite door to side elevation. Alarm panel. Boiler.

Outside

To the front of the property is a beautifully presented walled garden with flowerbeds, mature shrubs and trees. With paved driveway providing off street parking and gated access to the side elevation.

The rear garden is equally as beautiful which is mainly laid to lawn with well maintained flowerbeds, established shrubs and trees which surround the garden offering colour throughout the year. There is patio area perfect for seating, as well as stepping stones to another, great for those warmer months.

The side elevation is gated, great for bike and bins access.

Additional Information

The property is currently rented and managed by Quantum. To be sold with vacant possession, however if you are looking for an investment property the house currently achieves £2450pcm.

Gas Certificate 27/09/2024 to be renewed this month
EICR 13/09/2023 next due in 2028.

The current tenancy is under renewal with an end date of the 22nd March 2026, subject to notice being served. Should a sale be agreed before this date and you are purchasing with vacant possession your solicitor will likely advise that you will need to view the property vacant before exchange of contracts.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is F. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

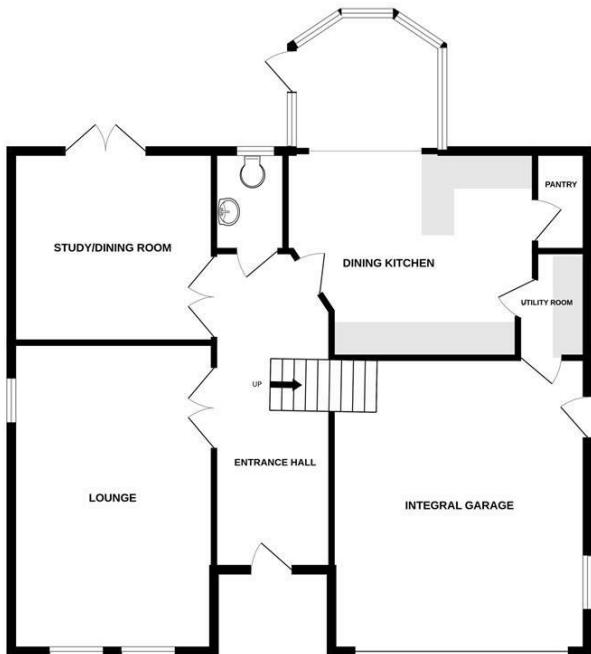
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a heater only boiler and an additional water cylinder; they supply the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



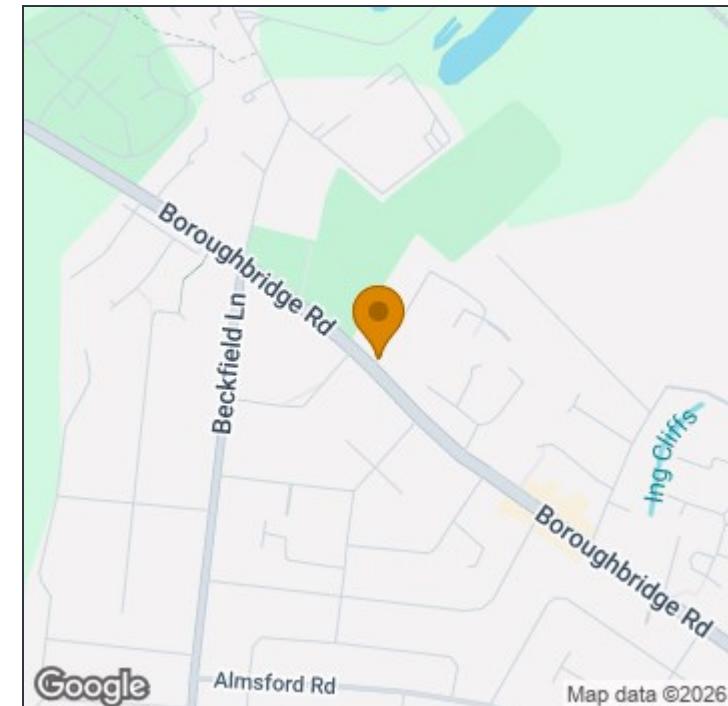
GROUND FLOOR
1130 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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