

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

• EPC D

- Short Walk To Shops And Cafes
- Larger-Than-Average Rear Courtyard
- Popular Acomb Location
- No Onward Chain
- Bright Open-Plan Living Dining Room
- Feature Fireplace Adding Character
- Scope For Modernisation
- Two Generous Double Bedrooms
- Charming Two Bedroom Mid Terrace

Freehold  
Council Tax Band - B

Milner Street  
, York  
YO24 4NH



GROUND FLOOR 365 sq. ft. (33.9 sq. m.) approx.  
1ST FLOOR 364 sq. ft. (33.8 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the above, measurements of rooms and any other areas are approximate. It is recommended that prospective purchasers obtain their own measurements. The above floor plan is for information only and should not be used as a guide for any prospective purchaser. The above floor plan is for information only and should not be used as a guide for any prospective purchaser. The above floor plan is for information only and should not be used as a guide for any prospective purchaser.





Milner Street  
, York  
YO24 4NH

Offers Over £230,000

 2  1

Located in the ever-popular suburb of Acomb, to the west of York, this charming two-bedroom mid-terrace home is ideally positioned for easy access to local amenities and transport links. York Road and Front Street are just a short stroll away, offering a wide range of shops, cafes and everyday conveniences, while a nearby bus stop provides regular connections to York city centre, the train station and beyond.

Internally, the property opens into a bright and airy open-plan living and dining space, with windows to both the front and rear allowing natural light to flow throughout the day. A decorative fireplace creates a lovely focal point within the room. To the rear, the kitchen is fitted with a range of wall and base units, offering ample storage and worktop space, with a side door providing access to the larger than usual courtyard garden.

Upstairs, a bright landing with natural light filtering through leads to the generous house bathroom, fitted with a white suite and shower over the bath. There are two comfortable double bedrooms, both well proportioned and filled with natural light. The spacious primary bedroom is positioned to the front and benefits from built-in wardrobes.

Externally, the property enjoys a larger than average rear courtyard, designed for low maintenance living while retaining greenery to create a private, walled cottage feel. Generous in size, it offers space for multiple seating areas, ideal for relaxing, entertaining or securely storing bikes, and provides access to the rear service lane.

This home is sure to attract strong interest, offering scope for modernisation and further improvement, while remaining perfectly comfortable as it stands. Having previously been a rental property, the relevant gas and electrical certificates are up to date.

Offered with no onward chain, early viewing is highly recommended.

\*A selection of rooms have been dressed using AI for illustrative purposes.\*

Council Tax Band B

