



The Coach House,
12 Millgates
York
YO26 6AT
£950,000

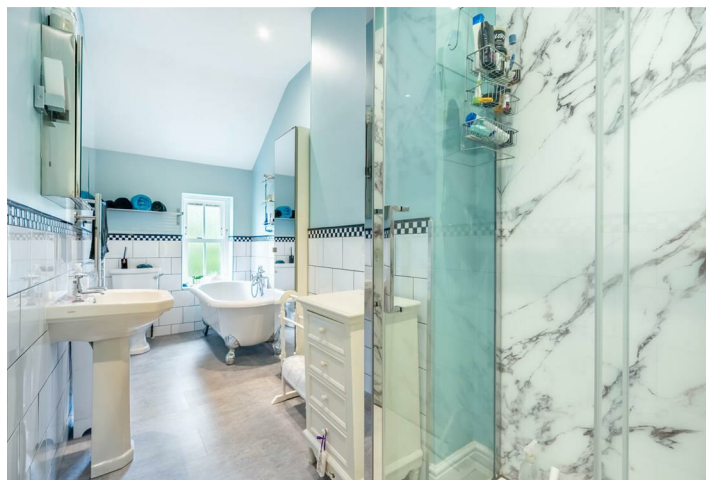


Ashtons Estate Agents are delighted to introduce this truly individual and characterful four-bedroom Coach House, tucked away on the sought after Millgates location off Boroughbridge Road. Offering impressive accommodation arranged over two floors, this is a home with real presence, combining the charm and architectural features of a traditional Coach House with the space and versatility needed for modern family living.

The welcoming entrance hall leads to a series of well-proportioned and beautifully presented reception rooms, each with its own distinct charm. The main living room enjoys an abundance of natural light, whilst a separate lounge provides a cosy retreat. A dedicated study offers the ideal space for home working, complemented by a convenient ground floor WC. The living room also provides access to the garage, which benefits from a useful mezzanine level offering additional storage space.

At the heart of the home is the impressive dining kitchen, which has been thoughtfully designed around the needs of everyday life. There is an excellent range of fitted units, generous work surfaces and a useful pantry, while the adjoining utility room adds further practicality. From the kitchen is the more recently added diner, a particularly impressive space with exposed timber beams, vaulted proportions and a wealth of natural light. With views and access towards the courtyard garden, this is undoubtedly one of the standout rooms within the house and a fabulous setting for entertaining.

The first floor provides four well-proportioned bedrooms, offering flexibility for family life, guests or hobbies. The principal bedroom is particularly generous and benefits from its own ensuite, whilst the remaining bedrooms are served by the house bathroom. Throughout the first floor, the combination of exposed timberwork, interesting rooflines and individual architectural details continues the character found elsewhere in the home.





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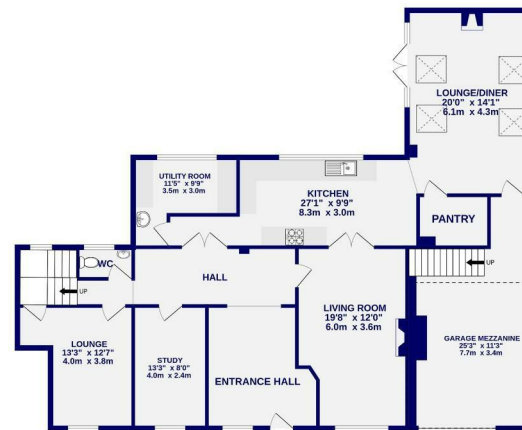
Freehold

Council Tax Band - F

- Charming Home Beautifully Presented Throughout
- Four Generous Double Bedrooms
- Wealth Of Original Character
- Stunning Kitchen And Beamed Dining Room
- Four Versatile Reception Spaces
- Pantry, Utility Room, And Ground Floor WC
- Ensuite Principal Bedroom
- Established Gardens And Grounds
- Substantial Garage With Mezzanine Storage
- EPC TBC

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GROUND FLOOR
1696 sq.ft. (157.6 sq.m.) approx.



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 2626 sq.ft. (244.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garagestores will form part of the overall floor area 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.
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