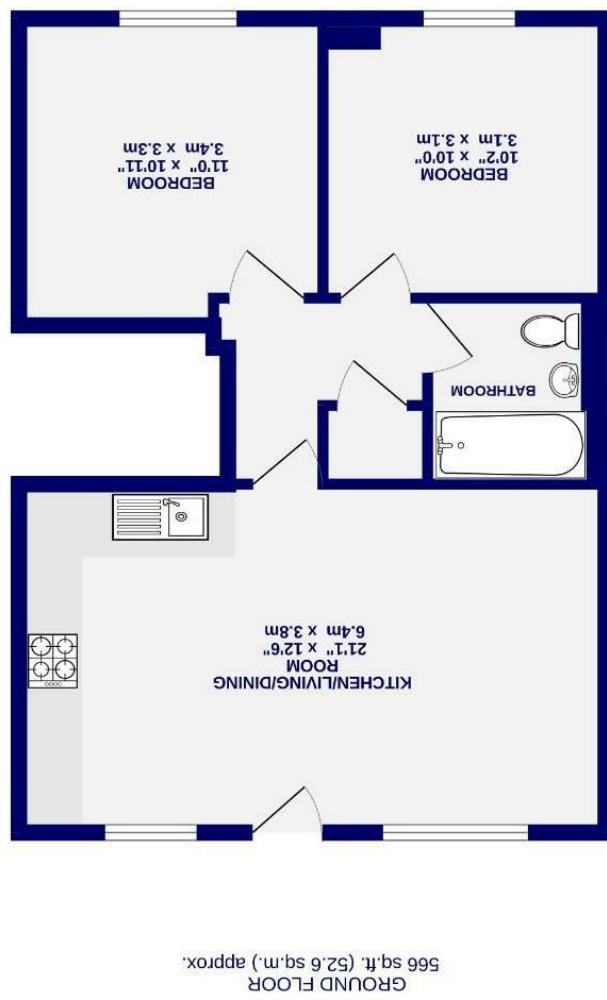


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Maple Way, York, YO30 6QH
TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.
While every care has been taken to ensure the accuracy of the information contained in these particulars, no responsibility is accepted for any errors or omissions. Measurements of rooms and any



Miller Road, Clifton Moor, York YO30 6QH

Council Tax Band - C
Leasehold

- Allocated Parking
- Ground Floor
- Modern Apartment

- Modern Kitchen and Bathroom

Close to A Range Of Local Amenities

Open Plan Living/Dining/Kitchen

Close to A Range Of Local Amenities

- EPC B



Miller Road
Clifton Moor, York
YO30 6QH

£210,000

 2  1

A well presented two bedroom home, offering practical modern living in a convenient residential location to the north of York city centre. With an open plan kitchen, dining and living space, updated bathroom and allocated parking, the property is ideal for first time buyers, professionals or investors.

The accommodation is arranged around a spacious open plan ground floor, creating a bright and sociable living environment. The living area has recently benefited from a new floor, giving the space a fresh and contemporary feel. The original fitted kitchen sits open to the dining and living area, providing a functional layout with good storage and preparation space.

To the first floor are two well proportioned bedrooms along with a recently refitted bathroom, finished with a modern suite to create a clean and stylish space.

Externally, the property benefits from one allocated parking space to the rear, providing valuable off street parking in this popular residential area.

Miller Road lies within easy reach of local shops, amenities and regular transport links into York city centre, making this a convenient and low maintenance home in a well established location.

Leasehold
Length of lease-117 years remaining
Ground rent - £150 per annum
Ground rent review period- Fixed
Service Charge- £828 per annum

Council Tax Band- C

