

## MILLER ROAD, YORK YO30

£329,995 freehold

5 bedroom terraced house for sale

LINLEY &  
SIMPSON



- **Modern Terrace House**
- **Laid Out Over Three Floors**
- **Bathroom, Shower Room & En-Suite**
- **Five Bedrooms**
- **Two Allocated Parking Spaces**
- **Lawned Rear Garden**

This hugely impressive property is laid out over three floors and boasts five bedrooms, a lawned rear garden and two allocated parking spaces. Located in a modern development to the north of the city, the property offers good links with the city centre and has easy access to Clifton Moor shopping park and the outer ring road.

The well-presented internal accommodation begins with an entrance hallway with immediate access to a cloakroom/W.C. There is also a useful utility cupboard. The main living space features a lounge with oak flooring and French doors leading to the rear garden, and a fitted kitchen with built-in appliances. The first floor houses a master bedroom with en-suite, two further double bedrooms and a family bathroom. The top floor offers another two double bedrooms and a shower room.

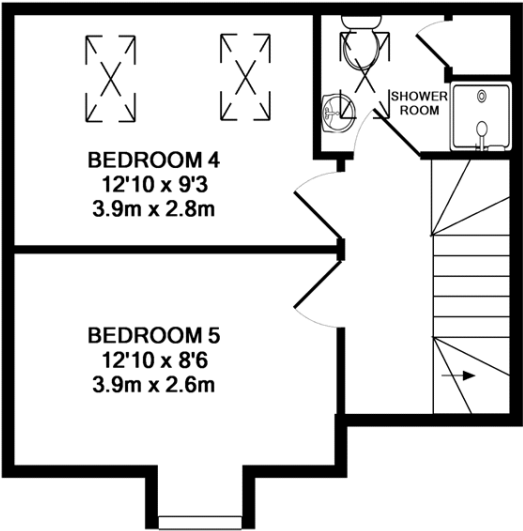
Outside the property is a lovely lawned rear garden and the huge advantage of two allocated parking spaces.

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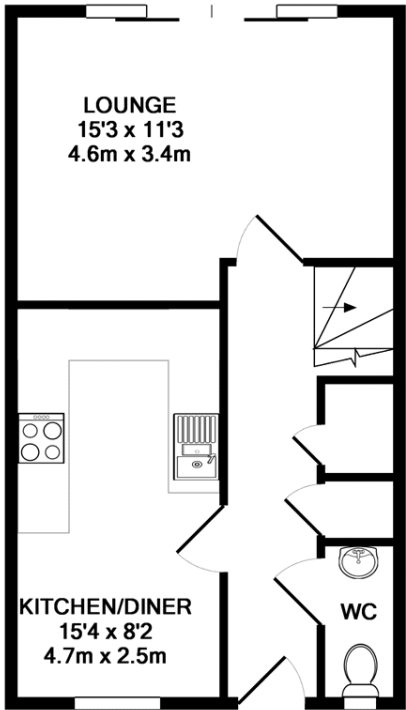
Call **01904 655222** to view this property, or visit **[linleyandsimpson.co.uk](http://linleyandsimpson.co.uk)** for more details



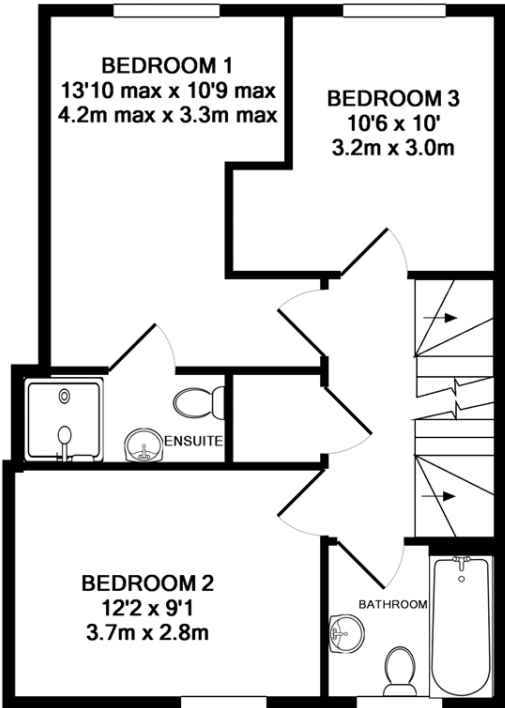




2ND FLOOR  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

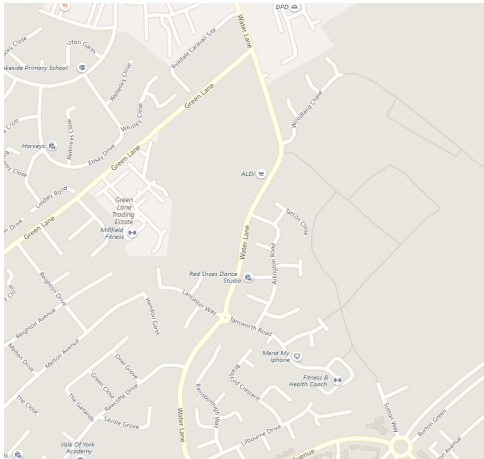


1ST FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.7 SQ.M.)

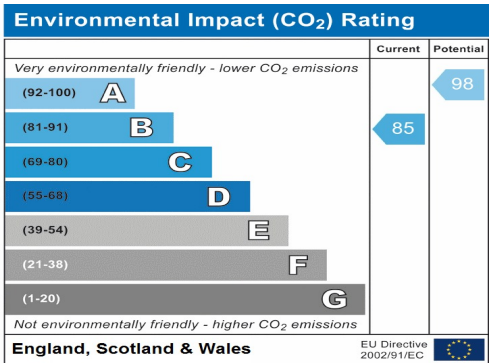
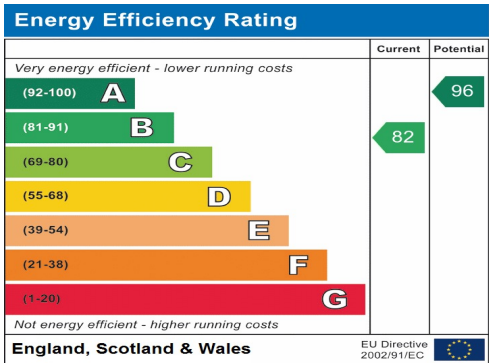
TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.3 SQ.M.)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
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Tenure: **Freehold**  
Local Authority: **City of York Council**  
Council Tax: **Band D - £1,657.29 per year (York 2019/20)**



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Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.