



44 MILLFIELD ROAD, YORK
£495,000

Carter Jonas

44 MILLFIELD ROAD, YORK, YO23 1NQ

Situated a short distance from the excellent amenities of Bishopthorpe road, Millfield Road enjoys the unique village atmosphere that this popular part of York offers and yet is within a mile of the city centre and mainline station.

Number 44 is positioned in the middle of an attractive row of Victorian townhouses set back behind pretty forecourt gardens. The versatile accommodation is arranged over 2 floors with light-filled rooms ideally suited to easy city living.

The interiors have been upgraded throughout in recent years, blending contemporary design with the elegance of the period. This stunning property has lost none of its character but has been beautifully designed to suit a more modern lifestyle.

The entrance hall with original mosaic tiled floor and doors leads to a generous sitting room with the original fireplace and a large bay with sash windows overlooking the front forecourt.

The second reception room, currently used as a dining room is bright and appealing with stripped wooden flooring, an original fireplace and large sash window overlooking the rear courtyard.

The bright extended kitchen gives access to a private courtyard garden perfect for al fresco entertaining.

To the first floor are three bedrooms, all with original cast iron fireplaces and a beautifully presented house bathroom.

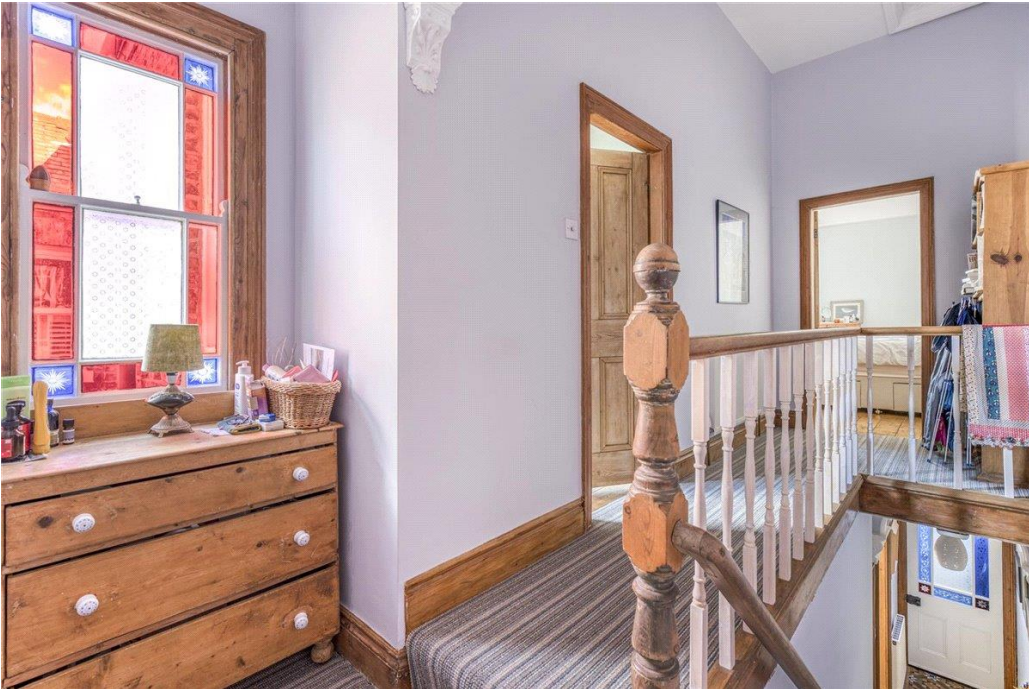
Bishopthorpe Road offers a wide range of amenities including numerous cafes and restaurants, a delicatessen, post office, convenience stores and doctor's surgery. The green open spaces of Rowntree Park and the Knavesmire are close by, with easy access to the York outer ring road, A64 and A1(M) for travel further afield.

- Period Townhouse
- Two Reception Rooms
- Superb Kitchen
- Three Bedrooms
- Rear Courtyard Garden
- Period Features
- Extremely Sought After South Bank Area with Good Access to the City Centre and Railway Station

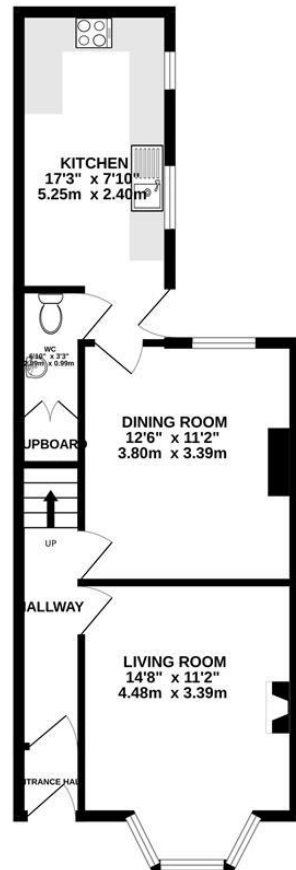
A FABULOUS THREE BEDROOM FORECOURTED PERIOD TOWNHOUSE SET IN ONE OF YORK'S MOST SOUGHT-AFTER LOCATIONS, CLOSE TO "BISHY ROAD" AND YORK RACECOURSE.







GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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Classification L2 - Business Data