

MARSH & MARSH PROPERTIES

14 Ilton Garth, Clifton Moor, York, YO30 4XJ

£340,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A THREE BEDROOM detached family home situated on a quiet cul-de-sac in the popular area of Clifton Without, offering an excellent opportunity with heaps of potential to make it your own. Ideally located, the property is just a short distance from local amenities, including the likes of Clifton Moor Leisure Park and highly regarded local schools nearby, making the location of this property perfect for a family. Internally, the home comprises an entrance hall, an open plan lounge and dining room, a kitchen, and a conservatory on the ground floor. Upstairs, the landing leads to two double bedrooms, a single bedroom, and the house bathroom. Externally, to the front of the property is a garage, a driveway, and a lawned area, while the rear boasts an enclosed garden with both decking and lawn area. To the side of the property, there is a flagged area with a bin store and a pebbled section. An internal inspection is strongly advised to fully appreciate the potential this home has to offer.

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ENTRANCE HALL

A welcoming entrance hall featuring wood effect laminate flooring, a useful understairs storage cupboard, an open staircase, a radiator, and a UPVC window.

LIVING ROOM 3.5 x 6.0m (11'5 x 19'8) (Inc. Dining Room)



A comfortable lounge open plan with the dining room, complete with a radiator and a UPVC window that provides natural light.

DINING ROOM



A well-proportioned dining room with wood effect laminate flooring, a large open archway into the kitchen, and UPVC sliding doors leading into the

conservatory.

KITCHEN 2.8 x 3.2m (9'0 x 10'7)



A fitted kitchen equipped with a wide range of wall and base units, including a one and a half bowl sink with chrome mixer tap and splashback tiling. Integrated appliances include a fridge and separate freezer, as well as a built-in double oven, hob, and extractor fan. There is also space and plumbing for a washing machine and dryer. A UPVC window looks into the conservatory, enhancing the sense of space and light.

CONSERVATORY 5.5 x 3.0m (18'0 x 9'10)



A bright and versatile conservatory with wood effect laminate flooring, a radiator, UPVC

windows, and UPVC patio doors that open out to the rear garden.



LANDING

Stairs rise from the entrance hall to a landing, featuring a UPVC window and access to the loft.

BEDROOM ONE 2.4 x 3.8m (7'10 x 12'3)



A double bedroom with a radiator and a UPVC window.

BEDROOM TWO 3.4 x 2.2m (11'1 x 7'4)

A double bedroom with a radiator and a UPVC window.



BEDROOM THREE 2.0 x 2.8m (6'6 x 9'0)



A single bedroom featuring a useful built-in storage cupboard, a radiator, and a UPVC window.

BATHROOM



A stylish three-piece bathroom suite comprising a bath with a handheld shower above, a pedestal sink with splashback tiling, and a low flush toilet. The walls are partially tiled, and an airing cupboard houses the combination boiler. Additional features include a radiator and a UPVC window.

EXTERNAL

To the front of the property is an open lawn with a

flagged path and a private driveway providing parking for multiple vehicles, as well as a garage. The rear garden offers a composite decked patio, a well-maintained and spacious lawn which is bordered by mature plants and flowers, and a further flagged patio and pebbled area to the side—perfect for outdoor seating or entertaining.



GARAGE 2.4 x 4.9m (7'10 x 16'0)



A brick-built garage with an up and over door, providing secure parking or additional storage space.



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96 sq. m / 1037 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

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