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50 Green Lane , Clifton, YO30 5QX

Situated in the popular and convenient location of Rawcliffe, where charm meets modern convenience in this immaculate 3-bedroom semi-detached home. This property offers a seamless blend of comfort and style.

Upon entering, you're greeted by a spacious lounge/diner, perfect for hosting gatherings or simply relaxing after a long day. Natural light floods the room, creating an inviting atmosphere for both entertaining and everyday living. The separate kitchen boasts contemporary fittings and ample storage space, making meal preparation a breeze. To the first floor, the master bedroom is a sanctuary of comfort, featuring built-in wardrobes that provide plenty of storage without compromising on space. Two further bedrooms and house bathroom complete the upstairs space.

The garage has been thoughtfully converted into a versatile space that can be used as a further reception room or office, offering endless possibilities to suit your lifestyle. Additionally, a convenient w/c and utility area have been added, ensuring functionality and practicality.

Asking Price £335,000

50 Green Lane

, Clifton, YO30 5QX



- Three Bedroom Semi-Detached Home
- South-facing Garden
- Immaculate condition
- Large Driveway
- Converted Garage with W/C & Utility
- Convenient Location

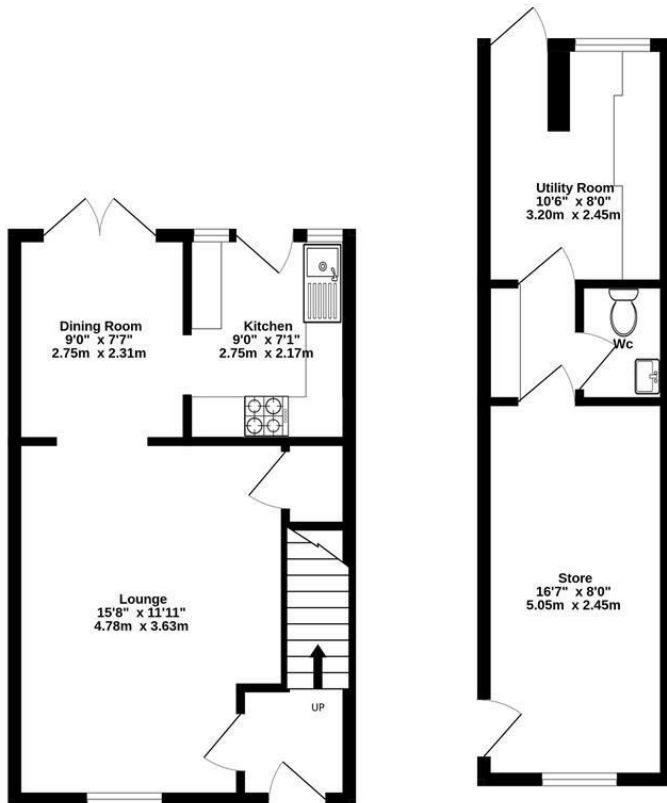


[Directions](#)

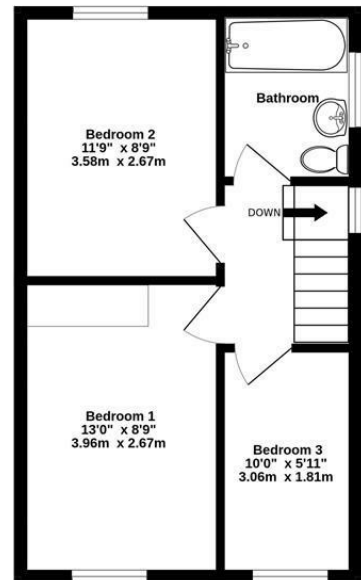


Floor Plan

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	