



23, Clifton Dale, York, YO30 6LJ

Offers in excess of £1,000,000



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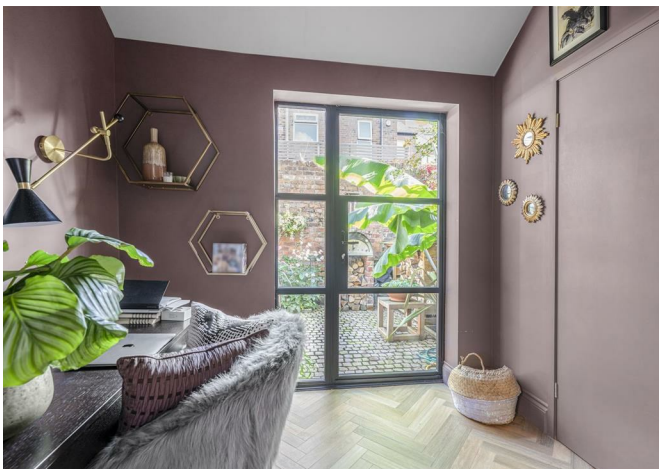


D



PRIME

RESIDENTIAL



## 23 Clifton Dale

**SIGNIFICANT ARTS AND CRAFTS TOWNHOUSE BEAUTIFULLY UPGRADED WITH HIGH END FINISHES AND ENORMOUS STYLE. IDEALLY POSITONED JUST OFF CLIFTON GREEN CLOSE TO THE CITY AND THE GREEN OPEN SPACES OF HOMESTEAD PARK.**

This outstanding Townhouse features exceptionally well-presented and versatile living space in excess of 2,200 square feet. Clifton Dale is a quiet leafy street within easy walking distance of St Peter's and Bootham Schools. With convenient access to the city centre, train station and local amenities by foot, car or bike.

Accommodation comprises:

Entrance hall, sitting room, dining room, kitchen/family room, WC and utility area, study, primary bedroom suite with access to private dressing room and bathroom, 3 further double bedrooms and 2 additional bathrooms.

Well-stocked south-facing courtyard garden enjoying enormous privacy. Residents parking

## DESCRIPTION

Family homes of this size and quality which combine both period proportions and modern convenience are hard to find so close to the city. Dating back to the early 1900's this elegant Edwardian property retains many Arts and Crafts features and also benefits from a comprehensive modernisation programme. The work has been completed to the very highest standard, and cleverly steers the building into the 21st century with enormous style.

The programme of works includes, re-wiring, re-plumbing with all new radiators and a new boiler with high pressure water system. Sympathetic new double glazed windows have been introduced to most rooms with the addition of a dramatic atrium window which floods the landing area with light. Beautifully design-led, the project has delivered both practical and versatile living accommodation, which extends to in excess of 2,200. square feet over 3 floors. The property is ideal for growing families of all ages, and those seeking to downsize without compromise on space.

Currently a much loved family home, there is a super stylish kitchen by Townhouse Designs of Harrogate, complete with Aga at its heart. Full height crittal windows and doors lead to the private south facing courtyard garden which wraps around the property giving an excellent area in which to entertain and a seamless link to the outside. There are 2 reception rooms, one with a working original fireplace and the other with a cosy log burner. Further reception space which links to the garden is currently used as a home office. The primary bedroom enjoys a bespoke dressing room and luxury bathroom. With 3 further generous bedrooms served by 2 perfectly situated contemporary bathrooms.

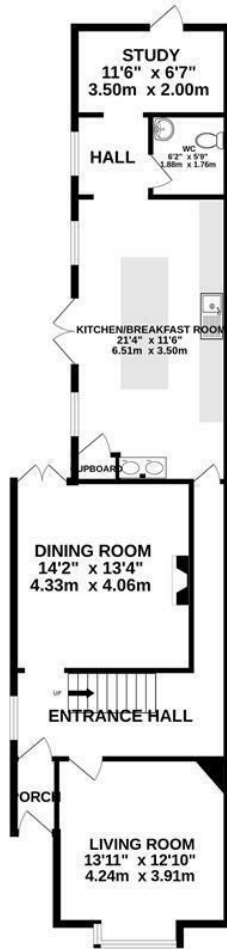
Clifton Dale is a delightful leafy street, ideally situated just off Clifton Green. This quiet no-through road provides excellent resident's parking on wide easily accessed streets. Designated a 'home zone' it is ideal for families of all ages and those requiring a quiet location whilst remaining close to facilities. The area enjoys a unique 'village' feel with excellent local amenities whilst offering easy access to the city centre, railway station, St Peter's and Bootham schools. The 14 acres of parkland at Homestead Park and riverside walks/cycle paths are on the doorstep, with the ring road/A64/A19 also close by for travel further afield.

- **Beautifully modernised townhouse in one of York's best loved streets**
- **Original features complemented by stylish modern finishings**
- **Generous rooms providing versatile living over 3 floors**
- **Stunning kitchen by Townhouse of Harrogate complete with Aga**
- **2 generous reception rooms, one with log burner**
- **Primary bedroom with bespoke dressing room and luxury bathroom**
- **3 further double bedrooms and 2 contemporary bathrooms**
- **Delightfully private, south facing courtyard garden ideal for al-fresco entertaining**
- **Short walk to St Peter's and Bootham Schools**
- **Easy access to the city centre, railway station and excellent amenities**

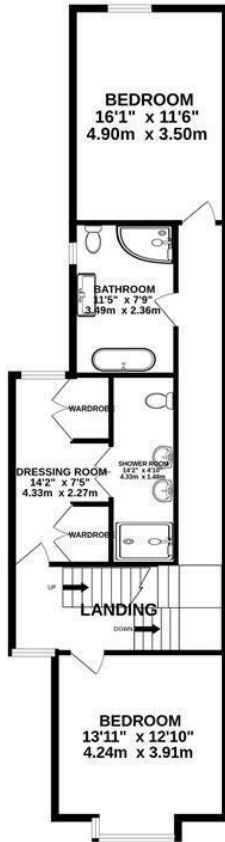
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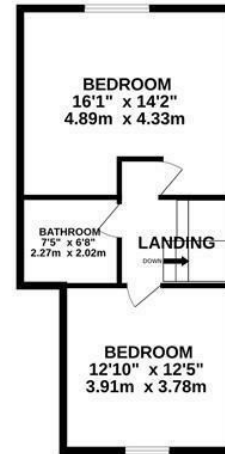
GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



2ND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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			78
(69-80) C		62	
(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	

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