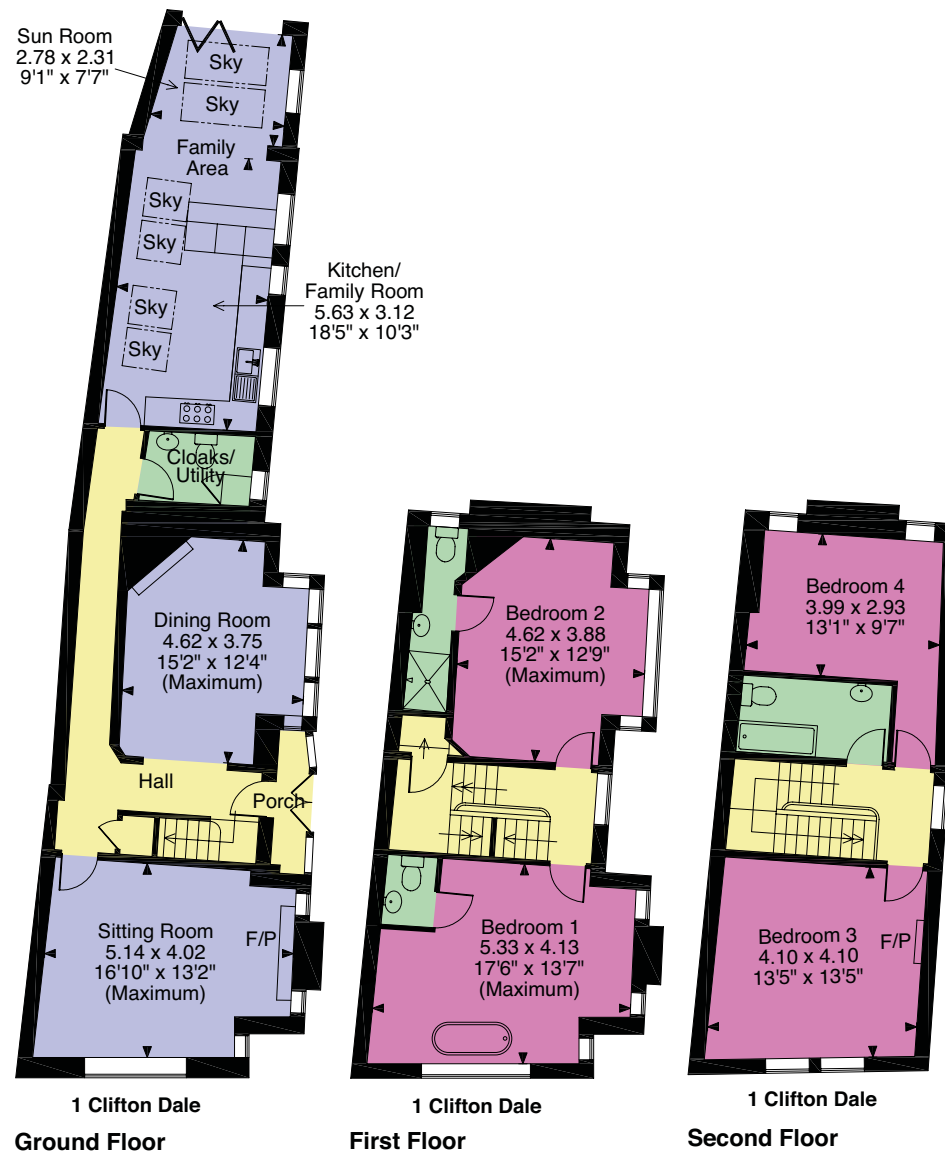




Clifton Dale
York, North Yorkshire

Blenkin
& Co
CHARTERED SURVEYORS

Clifton Green, York
Approximate Gross Internal Area
1917 Sq Ft/178 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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1 Clifton Dale

York, North Yorkshire YO30 6LJ

A superbly located York city townhouse overlooking a leafy village green

Entrance hall • 2 reception rooms • kitchen breakfast room • utility/wc

Principal bedroom suite with freestanding bath and shower • shower & basin • guest bedroom suite with shower room • 2 further double bedrooms • house bathroom

Landscaped courtyard garden • 2 designated car parking spaces

Freehold for sale

1 Clifton Dale is an end of terrace townhouse converted from an attractive period building in Clifton, a desirable city 'village' located at the far side of Bootham, one of the grandest historic thoroughfares into York. This four bedroom townhouse overlooks the attractive expanse of Clifton Green that is carpeted with flowers and swathed blossom during the Spring months. The house has parking and a small courtyard garden, and lies within easy walking distance of York's thriving city centre, two city parks and the riverside walks.

- York town house of nearly 2000 sq ft
- Attractive, leafy location on the Clifton 'village' Green
- Character features include high ceilings, original fireplaces, stained glass, wonderful supersized windows, wall panelling and original floor tiles
- Underfloor heating to all rooms
- Sleek, contemporary kitchen with an island unit, quartz worktops, integrated AEG appliances and a wine cooler
- High quality bathroom fittings include V&B, Matki, Keuco and Hans Grohe with programmable heated towel rails and heated Villeroy & Boch wall mirrors
- Ultra Fast Virgin Fibre Broadband with data cables hardwired into principal rooms for Smart TVs, etc
- Landscaped courtyard garden accessed from bi-fold doors in the kitchen breakfast room; the outside space could

be widened to incorporate one of the allocated parking spaces.

- Private gated entrance and two secure parking spaces both with infrastructure for electric car charging points
- Superb location - walking distance from the city centre and railway station

Environs

York City Centre ¾ mile, York Railway Station 1 mile.
(Distances approximate)

Clifton Dale enjoys an enviable position on the southwest corner of the tree-lined public amenity space that is Clifton Green. The range of amenities on the doorstep includes the much-loved local butcher Neary's, a convenience store, cafes and pub. The city centre proper is just a short walk away via the riverside path or Bootham. York mainline railway station can be reached on foot and as can the fourteen acres of parkland at Homestead Park. Clifton lies also at the right side of the city to get easy vehicular access on to the bypass and road network.

General

Tenure: Freehold

Services: We are advised that the property has mains water, drainage and electric with gas central heating. There is underfloor heating throughout.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: York City Council www.york.gov.uk

Directions: Travelling to York on the A19 from the north, proceed along Shipton Road where 1 Clifton Dale can be found on the righthand side looking over Clifton Green.

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs and particulars:** March 2021. Brochure by wordperfectprint.com





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