



Clifton, York Offers Over £525,000

**** FOR SALE AS A WHOLE ****

A rare opportunity to acquire this substantial detached property, currently configured as 2 flats, with detached double garage and gardens, set within one of York's most sought after locations.



Accommodation

A substantial detached house currently configured into two individual flats both of which are offering spacious living accommodation and set within front and side gardens which detached double garage and ample off-street parking.

The property will be ideal for investors looking for a significant rental return or conversely the property could easily be converted back into a single detached dwelling.

The property is situated in one of York's most sought-after locations given its proximity to both the outer ring road and the city centre of York.

The ground floor apartment has its own individual entrance and boasts spacious three bedroom living accommodation. There is a generous sitting room located at the front having an inset fireplace with marble hearth.

The kitchen is located at the rear and currently has a range of built in high and low level storage units with worktop and inset stainless steel sink unit. There is a Neff electric cooker with separate gas hob unit in addition to plumbing for an automatic washing machine and a wall mounted gas fired boiler.

All three bedrooms within the ground floor flat have built in wardrobes with the ground floor accommodation completed by a shower room with separate toilet.

The first floor flat again has its own private entrance and is a two bedroom unit. Again there is a spacious lounge located at the front with electric fireplace. The kitchen is located at the rear and has a range of built in low level storage cupboards with rounded edged worktops and inset stainless steel sink unit. There is a freestanding electric cooker, fridge freezer unit and automatic washing machine.

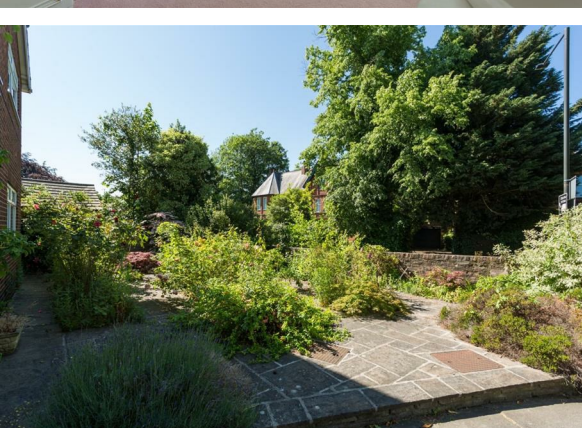
Both bedrooms have built in wardrobes and there is a bathroom with separate w/c.

To The Outside

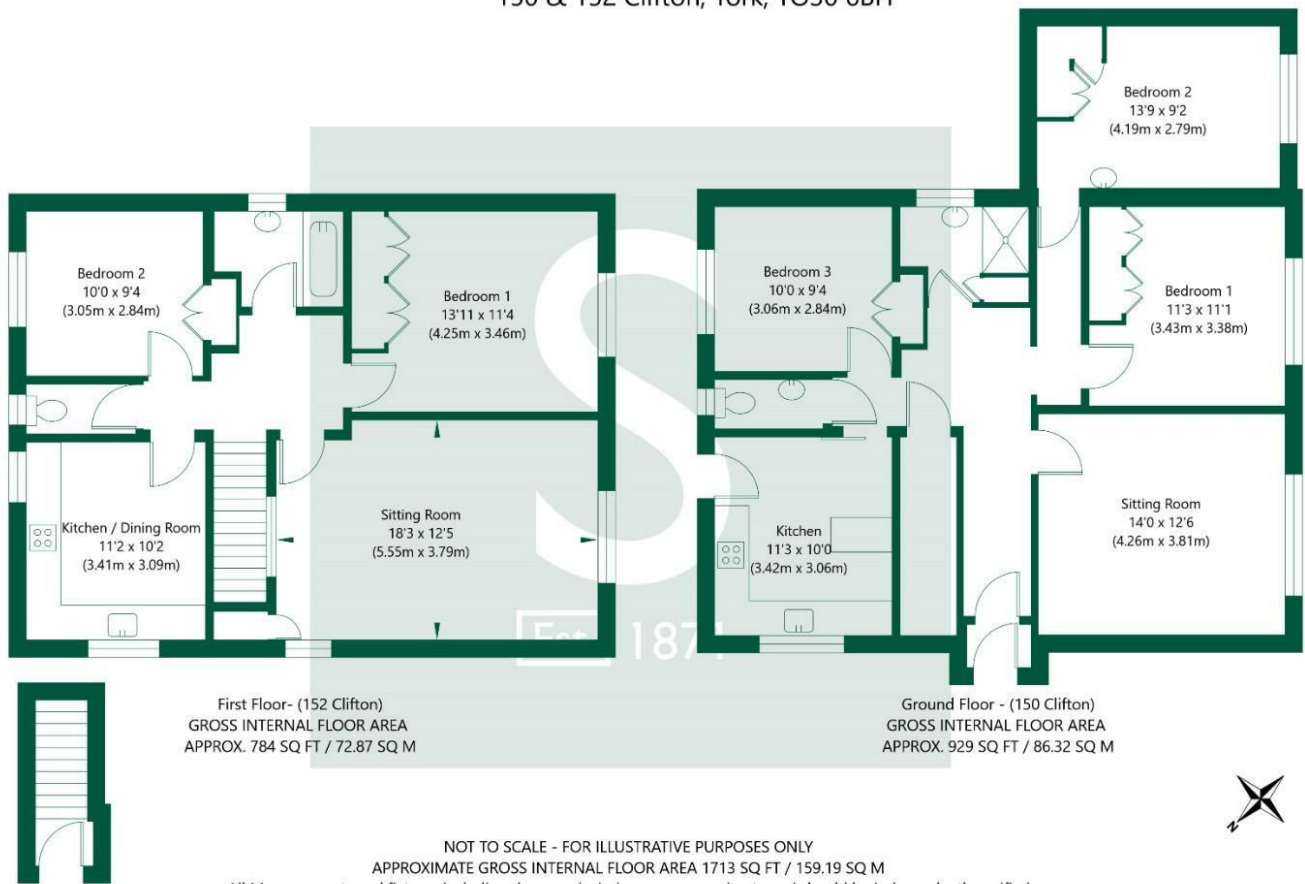
The property is accessed directly off Clifton onto a substantial front and side driveway which opens out at the rear onto a hardstanding which provides off street parking for numerous motor vehicles. The hardstanding also gives access to a detached double garage.

The property has a raised front garden which is extensively flagged with central and surrounding herbaceous borders. The garden enjoys a walled frontage with the rear garden being enclosed to all sides by fenced boundaries.

Crucially the property is being offered for sale with both vacant possession and no onward chain.



150 & 152 Clifton, York, YO30 6BH



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Associates

N Lawrence

