

AVAILABLE NOW

Located in the popular Clifton area of York, just a short walk from the city centre. This property comprises of a spacious open plan living and dining area leading to a modern kitchen located towards the rear of the property. Finally, moving through the property you will find a modern three piece bathroom suite.

Upstairs you will find two double bedrooms, making the property suitable for up to two professional sharers, couples or a small family.

The property also benefits from a small rear yard.

EPC Rating D

Council Tax Band B













FLOOR PLAN LOCATION Ground Floor 398 sq.ft. (37.0 sq.m.) approx. 1st Floor 284 sq.ft. (26.4 sq.m.) approx. Bedroom 12'5" x 10'10" ⚠ Homestead Park 3.79m x 3.30m Sitting/Dining Room 21'8" x 11'10" 6.60m x 3.60m Bedroom 13'0" x 9'1" 3.95m x 2.76m Kitchen 11'10" x 4'11" 3,60m x 1.49m Coogle Map data @2025 Hallway **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A Bathroom 8'0" x 7'7" 2.43m x 2.32m (69-80) (55-68) (39-54)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other term are approximate and no responsibility is staten for any error, 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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(21-38)

Not energy efficient - higher running costs

England & Wales

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EU Directive

2002/91/EC