



11 Deanhead Grove, Clifton Moor  
York, North Yorkshire YO30 4UH

Guide Price £379,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale just a short distance out of the city of York, a fantastic opportunity to purchase an immaculately presented four bedroom detached family home, set at the edge of a cul-de-sac. Offering the best in city suburb living, located in a quiet street just to the north/west of York in Clifton Moor, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. This superb property has been cherished by the current owners and been a family home since 1997, in one of York's most popular locations. Ideal for couples, families and those looking to retire, this property will be very popular. The ground floor accommodation comprises: Entrance hall, leading to the cosy living room, the focal point being the feature fireplace with an Adams style surround. In turn this opens through into the dining room, then into the extended conservatory, offering a flexible living space with French doors leading to the garden. The fitted kitchen also opens from the dining room completing the ground floor. The stairwell leads to a first-floor landing from where we find four well-proportioned bedrooms, the principal with an en-suite shower room and a family bathroom. Externally to the rear of the property, we find a lovely well stocked walled, courtyard garden, with a patio area, perfect for outside entertaining and also to the front we find ample off street parking on a block paved driveway leading to the integral garage. Please do arrange to view this excellent property as soon as possible, not to miss out on this modern quality home!

**Deanhead Grove is a popular address located in the suburb of Clifton Moor, just on the edge of York. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield.**



### Entrance Hall

Double glazed front entrance door and windows to the hallway, ceiling coving and radiator\*. Stairs leading to the first floor. Door leading to...

### Living Room

14' 3" x 12' 6" (4.34m x 3.81m)

Double glazed windows to front aspect, feature fireplace with Adams style surround, marble hearth and inset gas fire\*, tv point\* and radiator\*. Opening to...

### Dining Room

9' 0" x 8' 8" (2.74m x 2.64m)

Double glazed patio doors to rear aspect, ceiling coving and radiator\*. Door leading to...

### Conservatory

10' 11" x 7' 8" (3.32m x 2.34m)

Double glazed conservatory with French doors leading to the garden.



### Kitchen

15' 9" x 8' 9" (4.80m x 2.66m)

Cottage style fitted kitchen with a range of wall and base units with matching work surface over, incorporating sink and drainer with mixer taps, integral appliances include an electric oven and grill\*, 4 x gas hob\*, extractor fan over\*, plumbing for a washing machine\*, space for a dryer and upright fridge/freezer. Double glazed windows to rear aspect, under stairs storage and radiator\*. Double glazed door leading to the garden.

### First Floor Landing

Ceiling coving and access hatch to the loft. Doors leading to...

### Bedroom 1

13' 0" x 12' 6" (3.96m x 3.81m)

Double glazed windows to front aspect, built in wardrobes, airing cupboard, ceiling coving, tv point\* and radiator\*. Door leading to...



### En-suite

5' 11" x 5' 3" (1.80m x 1.60m)

Modern white three piece suite comprising; Shower cubical with mains shower\*, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to front aspect, heated rail\* and radiator\*.

### Bedroom 2

10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed windows to rear aspect, ceiling coving, tv point\* and radiator\*.

### Bedroom 3

9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed windows to rear aspect, tv point\* and radiator\*.

### Bedroom 4

9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed windows to front aspect, ceiling coving and radiator\*.



### Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

Modern white three piece suite comprising; A bath with mixer taps and mains shower over\*, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, double glazed windows to rear aspect and heated rail\*.

### Garage

18' 7" x 8' 7" (5.66m x 2.61m)

Garage with up and over door, wall mounted boiler\*, power and lighting.

### Outside

To the front of the property there is a blocked driveway leading to the attached garage. To the rear is a fabulous walled and lawned garden, with a paved patio area, perfect for outside entertaining, shrub borders and a garden shed. Side gated access to the front.

### Agents Note

EPC Rating D and Council Tax Band D.

Broadband supplier: Talk Talk.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





# Energy performance certificate (EPC)

11 Deanhead Grove YORK YO30 4UH	Energy rating <b>D</b>	Valid until: 16 July 2034
		Certificate number: 0360-2246-4430-2094-4041

Property type	Detached house
Total floor area	93 square metres

## Rules on letting this property

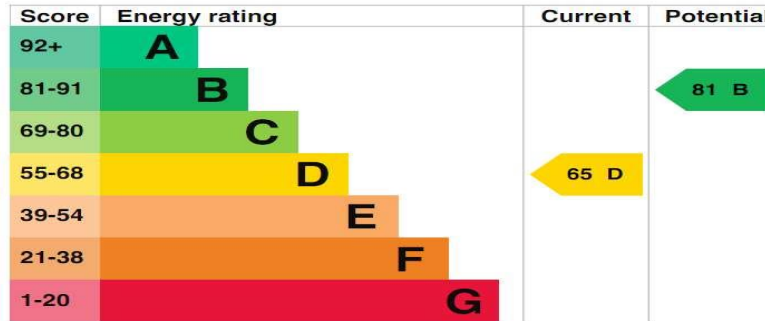
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2246-4430-2094-4041>

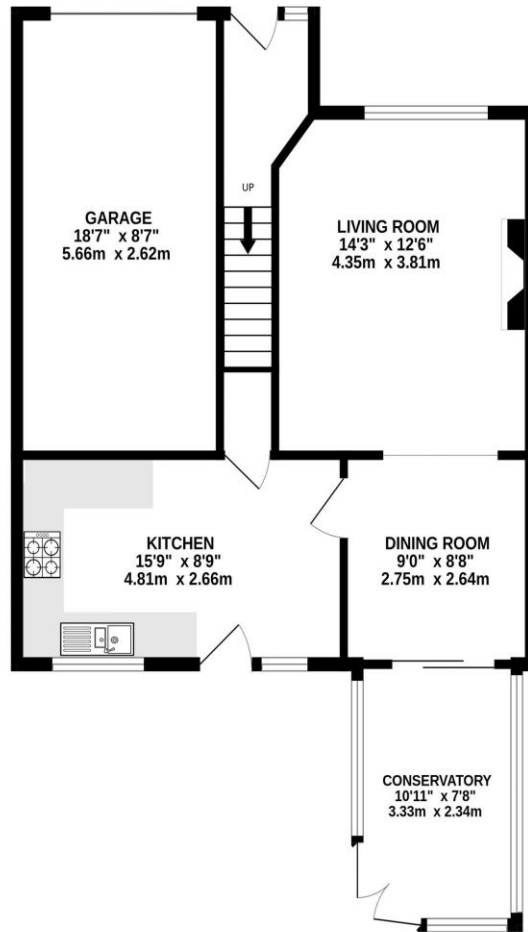
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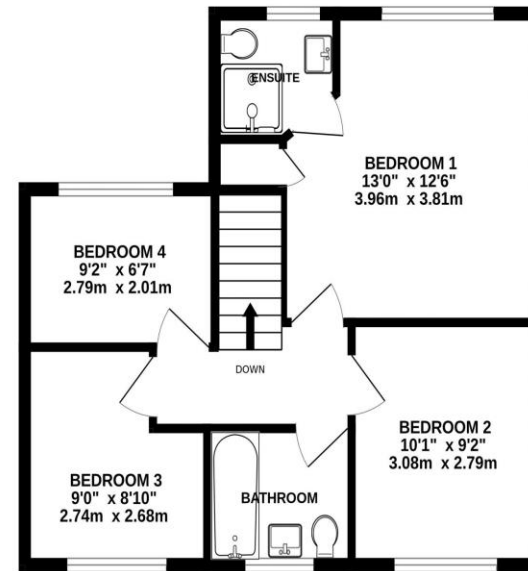
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GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.