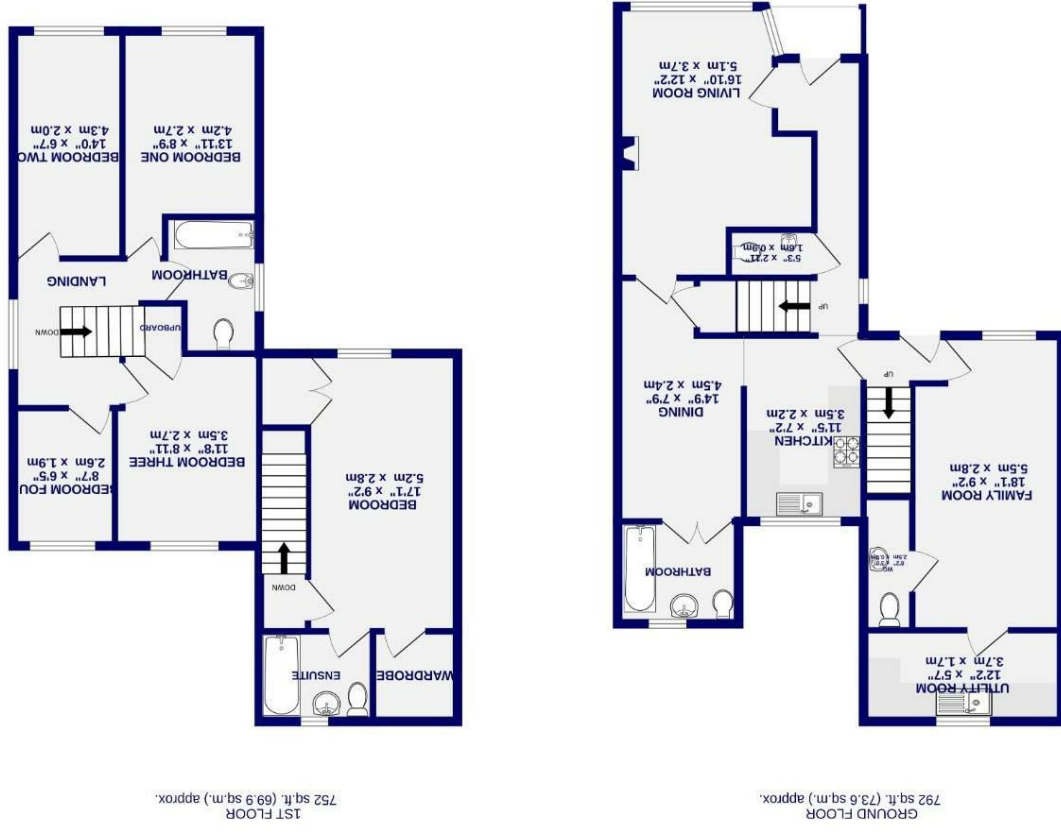


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# Ilton Garth Clifton Moor, York, YO30 4XJ

Freehold  
Council Tax Band - D

- EXTENDED Detached Home
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Utility Room
- Sought After Location
- No Onward Chain
- EPC C



When every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It should be noted that the figures are given as a guide only and are not precise. Buyers are asked to verify the measurements by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.





Ilton Garth  
Clifton Moor, York  
YO30 4XJ

Chain Free £400,000

 5  3

Rare to come to market is this significantly extended FIVE BEDROOM detached home in the popular residential area of Clifton Moor. Providing over 1,500 sq ft of versatile living accommodation, this property has the potential to make the ideal family home or a home for multi generational living as the property offers a self contained annex with its own private entrance. Ilton Garth is within close proximity to a range of amenities including a vast shopping centre of Clifton Moor, as well as plenty of eateries and commuter links to the city centre.

Internally the property comprises an entrance hall which leads into the first reception room which is positioned to the front of the property. Beyond is the dining room which opens through French doors into the three piece bathroom. Next door to the dining room is the fitted kitchen which offers plenty of storage, worktop space and room for freestanding white goods. Within the extension is a further reception room and utility room. The ground floor accommodation is completed with the W.C.

The first floor offers five bedrooms with the master bedroom enjoying a bathroom ensuite and built in wardrobe. The internal accommodation is completed by the three piece family bathroom.

Outside is driveway parking for multiple vehicles, a courtyard style garden that wraps around the property and a freestanding outbuilding for storage.

Offered with no onward chain, viewing is highly recommended.

