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St. Lukes Grove Clifton, York YO30 6DD

Freehold
Council Tax Band - B

- Semi Detached Home
- Three Bedrooms
- Extended
- Open Plan Kitchen Diner
- Sought After Location
- Driveway Parking
- No Onward Chain
- EPC D



GROUND FLOOR
436 sq. ft. (40.5 sq. m.) approx.

1ST FLOOR
368 sq. ft. (34.2 sq. m.) approx.

TOTAL FLOOR AREA: 803 sq. ft. (74.6 sq. m.) approx.
 What every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas not specifically mentioned in these particulars. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves 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.



St. Lukes Grove
Clifton, York
YO30 6DD

£325,000



Located within the popular residential area of Clifton, which is just a short walk from Bootham and the historic city walls of York, is this three bedroom semi detached home. Much loved and cherished by the current owners, this property has been well maintained throughout, and could now benefit from some modernisation. St Luke's Grove is a quiet cul-de-sac that is within walking distance of a variety of local amenities and is ideally placed for quick access to York train station. The property benefits from a rear garden and driveway parking.

Internally, the property consists of a wide entrance hall which leads into the open plan kitchen diner to the rear. The kitchen itself offers an array of wall and base units, which allows for plenty of storage and offers space for freestanding appliances. Opened up by the current owners, the dining area is just beyond and benefits from a slight extension to the rear creating a spacious second reception area. The living room is positioned to the front of the property, and is generous in size, allowing for plenty of furniture.

Upstairs are well proportioned bedrooms with the master bedroom benefiting from extensive built-in storage and large windows, allowing light to flood the room. The smallest bedroom could make a wonderful home office or nursery. Finally, the internal accommodation is completed by the recently adapted shower room.

Outside the property benefits from driveway parking and a small garden, area which could be altered to create additional parking, and a wonderful rear garden that is currently low maintenance in nature. As the properties behind are set back, this garden offers the feeling of privacy and could be landscaped to create a lawn area and potentially an external home office.

Offered with no one would chain this wonderful property will be popular among a variety of buyers due to its size and location. Early viewing is essential.

Council Tax Band B.

