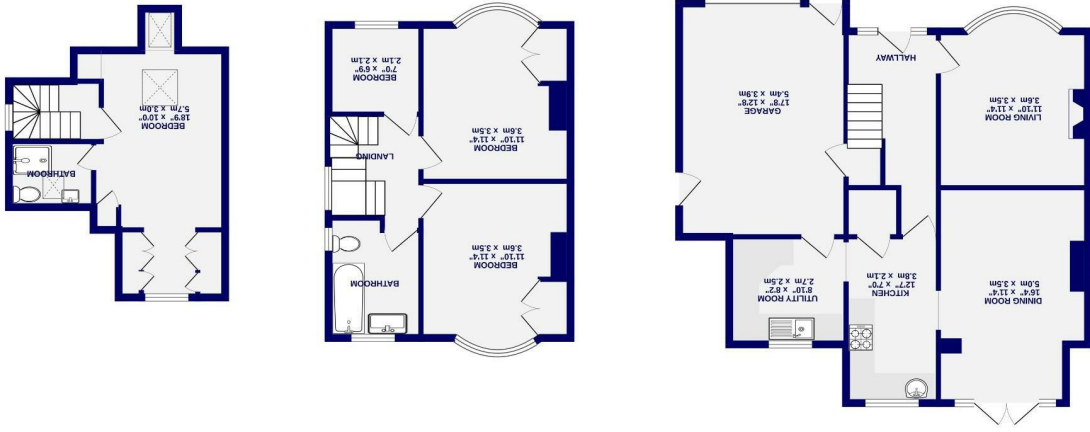


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# Water Lane Clifton, York YO30 6PJ

Freehold  
Council Tax Band - C

- Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Extended To The Side & Loft
- Garage & Driveway Parking
- Beautifully Presented
- EPC - D



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the accuracy of the floor plan for their own purposes and should not rely on the floor plan for any other purpose. The floor plan is for information only and does not constitute an offer of any services, appliances, equipment or facilities. The floor plan is for information only and does not constitute an offer of any services, appliances, equipment or facilities. The floor plan is for information only and does not constitute an offer of any services, appliances, equipment or facilities.

TOTAL FLOOR AREA: 1512 sq ft (140.4 sq m.) approx.





Water Lane  
Clifton, York  
YO30 6PJ

£450,000



A four bedroom extended semi detached house in a sought after location offering ample living space, this wonderful home is likely to appeal to a range of purchasers.

Located in the popular York suburb of Clifton, a short river walk to York city centre or the range of local amenities close at hand including the beautiful Homestead Park and the highly regarded St Peters School.

To the ground floor a central hallway leads to a front living room with feature fireplace and bay window. To the rear a dining room with French doors looks on to the garden and an opening onto the modern wooden kitchen with a pantry and separate utility create a practical living and cooking space. Completing the ground floor is a large integral garage for storage.

On the first floor are two double bedrooms, a luxury family bathroom with shower over bath and a office or single bedroom. The second floor had been converted into a wonderful main bedroom with ensuite shower room and a dressing area with fitted wardrobes.

Externally this large fan shaped plot offers a front and side garden with driveway off street parking and a mature west facing garden to the rear to catch the afternoon sun.

Early viewing is recommended.

Council Tax Band- C

