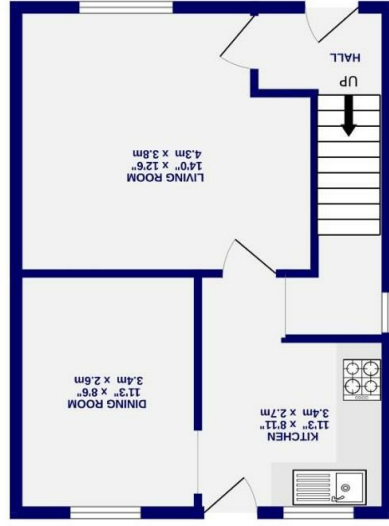
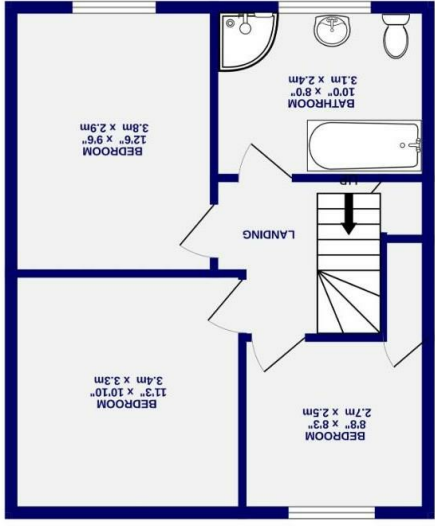


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

- EPC - C
- Ideal First Home
- Driveway Parking
- Landscaped Rear Garden
- Sought After Location
- Four Piece Bathroom
- Three Bedrooms
- Mid Townhouse

Freehold
Council Tax Band - B

Peter Hill Drive
Clifton, York
YO30 6JS



TOTAL FLOOR AREA: 876 sq. ft. (81.4 sq.m.) approx.

Which every agent has been to view the accuracy of the description, measurements of rooms and any other areas and appliances. It is included in this plan for the purchaser's use and not for any other purpose. Any and all measurements are taken as shown on the plan and no guarantee is given as to their accuracy. Measurements shown have not been rounded and no guarantee is given as to their accuracy. Measurements shown may be rounded up or down by the purchaser's preference. The vendor, systems, fixtures and fittings are shown as they are and no guarantee is given as to their condition. This plan is for information only and is not intended to be used as a guide only and are not precise. 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.



Peter Hill Drive
Clifton, York
YO30 6JS

£250,000

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Located in the popular residential area of Clifton, which is positioned to the north west of York city centre, is this beautifully presented townhouse offering spacious accommodation throughout. Updated throughout by the current owner and offering the next owners the benefit of moving straight in due to its tasteful décor, this property is expected to be popular on the open market.

Peter Hill Drive is positioned close to Water Lane and therefore benefits from regular commuter links to York city centre and the train station, whilst being a short distance away from Clifton Moor Shopping Park.

Internally the property comprises an entrance hall that leads into the spacious lounge with a large window overlooking the front of the property. Set to the rear is the fitted kitchen which offers an array of wall and base units with black fixtures and fittings along with a stylish worktop. Access off the kitchen leads to the dining area. The first floor offers three well proportioned bedrooms and a deceptively large four piece bathroom.

Externally the property has a fantastic rear garden that has been landscaped by the current owners to create a decked area, in addition to the lawn. To the front of the property is driveway parking for multiple vehicles.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band - B

