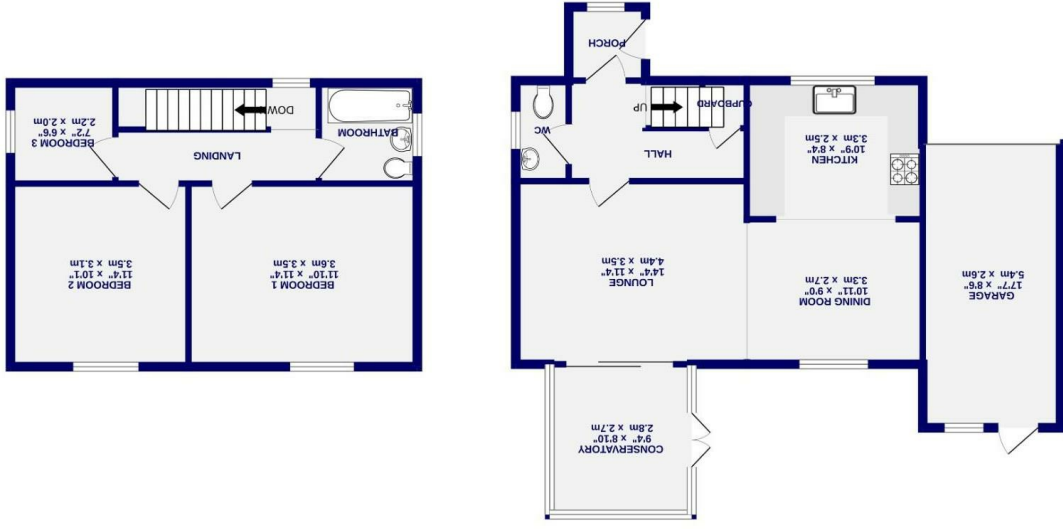


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Abbey Street
Clifton, York
YO30 6BF

Freehold
Council Tax Band - D

- Detached House
- Sought After Location
- Gardens To Three Sides
- Modern Kitchen & Bathroom
- Planning Permission For Extension
- Driveway & Garage
- EPC D



TOTAL FLOOR AREA: 1140 sq ft (105.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are approximate. It should be noted that the measurements are taken to the internal face of the walls and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a guide to any purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metreplan, ©2024



Abbey Street
Clifton, York
YO30 6BF

£550,000



A charming three-bedroom detached home situated at the end of a quiet cul-de-sac, offering excellent potential for extension, with current planning permission already secured.

Positioned in a peaceful development of just two homes, the property enjoys a generous plot toward the end of Abbey Street, a quiet and sought-after cul-de-sac in Clifton. Known for its vibrant community, local shops, and convenient access to York city centre and the railway station, this location is also perfect for families seeking proximity to the highly regarded St Peter's School.

The accommodation features a welcoming front porch and a central hallway with a cloakroom WC. The ground floor offers a spacious, open-plan layout, including a kitchen, dining room, and lounge, providing flexible living space. The lounge opens onto a conservatory overlooking the garden. The country-style kitchen, finished in light grey with solid wood worktops, boasts a range of integrated appliances.

Upstairs, the property includes two generously sized double bedrooms and a smaller single bedroom, all complemented by a three-piece family bathroom with a shower over the bath.

The property holds planning permission (Planning reference 23/01793/FUL) for a two-storey side extension and a single-storey rear extension, offering the potential to create a superb four-bedroom detached home. Full details of the planning permission can be viewed on the York District planning website (<https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?keyVal=S1JLIGSJN3400&activeTab=summary>).

Externally, the property is surrounded by large gardens, with a driveway and an attached garage.

Early viewing is highly recommended to avoid missing this unique opportunity.

Council Tax Band: D.

