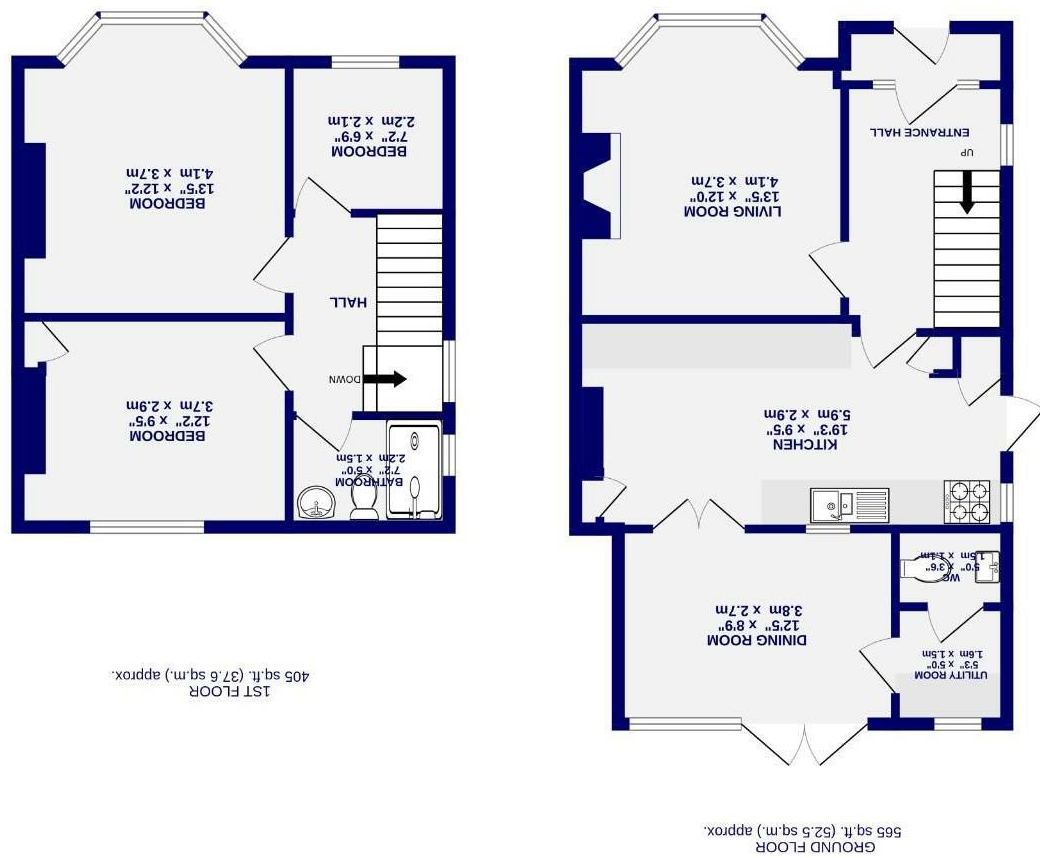


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St. Lukes Grove  
Clifton, York  
YO30 6DD

Freehold  
Council Tax Band - B

- Semi Detached House
- Three Bedrooms
- Rear Extension
- Ground Floor W.C & Utility Room
- Popular Residential Area
- Private Rear Garden
- Driveway Parking
- EPC - D





# St. Lukes Grove

Clifton, York

YO30 6DD

£375,000

 3  1

Located in the popular residential area of Clifton, just north of York city centre, is this wonderful three bedroom semi detached house. Extended over the years, this property offers ample accommodation throughout and benefits from a private position, backing onto a small woodland with a local school beyond. St Lukes Grove is a quiet cul de sac just off Burton Stone Lane, within walking distance of many destinations, including the city centre, train station, and York District Hospital.

Internally, the property comprises a small lobby leading into the entrance hall. Updated by the owner, this home is ready to move into and retains lovely original features while being sympathetically modernised. The original wooden flooring continues into the front reception room, which features a large bay window and a charming wood burning stove with a floating oak hearth. At the end of the hall is the generous kitchen, which consists of wall and base units providing ample storage, alongside integrated appliances. The kitchen also includes original storage cupboards that frame the chimney breast. The rear extension has created a second reception room, currently used as a formal dining room, with expansive windows and French doors looking out onto the landscaped garden and woodland beyond. Conveniently, there is also a utility room and a ground floor W.C.

Upstairs are three well proportioned bedrooms, with the master bedroom benefitting from another large bay window. The recently updated shower room is situated at the rear and features low maintenance aqua-panelled walls and a shower.

Externally, there is driveway parking at the front of the property, accompanied by a garden. To the rear is a secluded west facing garden, beautifully landscaped by the current owner. Enclosed by fence boundaries, this garden includes a lawn, patio areas, raised flower beds, and a shed for storage.

Council Tax Band- B

