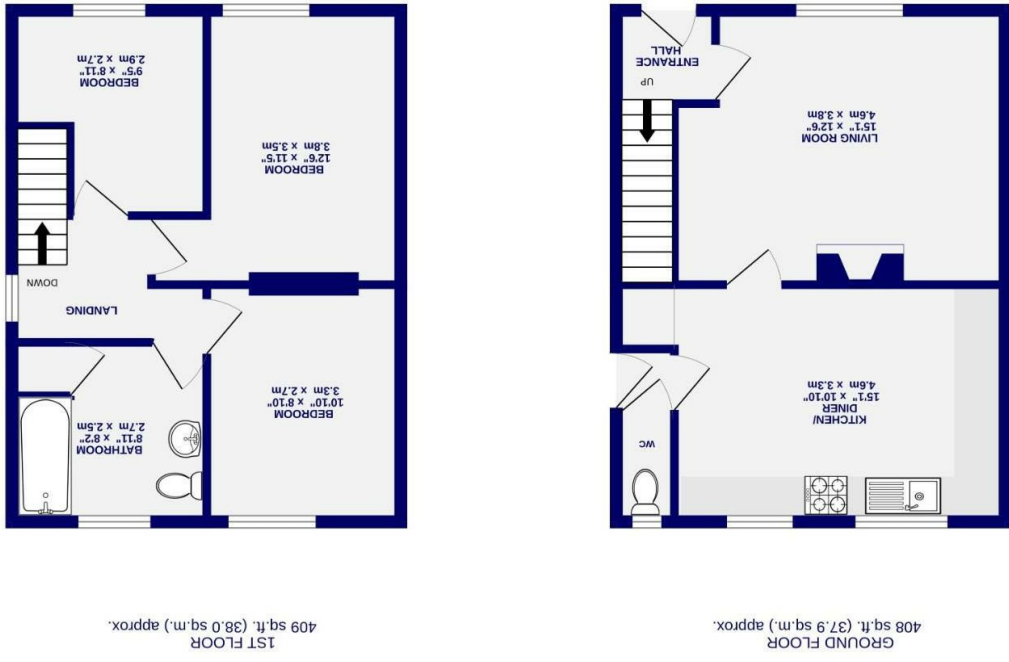


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- EPC - D
- Ideal First Home
- Popular Residential Area
- Driveway Parking
- Fantastic Plot With Large Garden
- Partially Updated
- Three Bedrooms
- End Terraced Home

Freehold  
Council Tax Band - B

# St. Philips Grove Clifton, York YO30 6JP





St. Philips Grove  
Clifton, York  
YO30 6JP

£260,000



Located in the popular residential area of Clifton, to the north of York, is this spacious home set on a generous plot. Partially updated by the current owner, this home is ready to move into yet offers further potential for development and extension (subject to the relevant planning permissions). St Philips Grove is conveniently placed for easy access to York city centre and train station by foot or public transport and is within good proximity to a range of local amenities.

Internally, the property offers an entrance hall leading into the spacious living room at the front of the property. At the rear is the open plan kitchen diner, which currently offers a range of wall and base units allowing for plenty of storage, in addition to freestanding white goods. Off the kitchen is a convenient WC and access to the sheltered carport. On the first floor are three well proportioned bedrooms, a light and airy landing, and a three piece family bathroom with integrated storage.

Set on a wonderful plot, the driveway has been widened slightly for easy parking for multiple vehicles. There is a sheltered area next to the property, which could serve as the location for an extension, subject to the relevant planning permissions. At the rear is a very generous garden, mainly laid to lawn, with the added benefits of raised flower beds and patio areas. Conveniently, there are also two outbuildings for additional storage.

Located in a popular residential area within York, early viewing is highly recommended.

Council Tax Band- B

