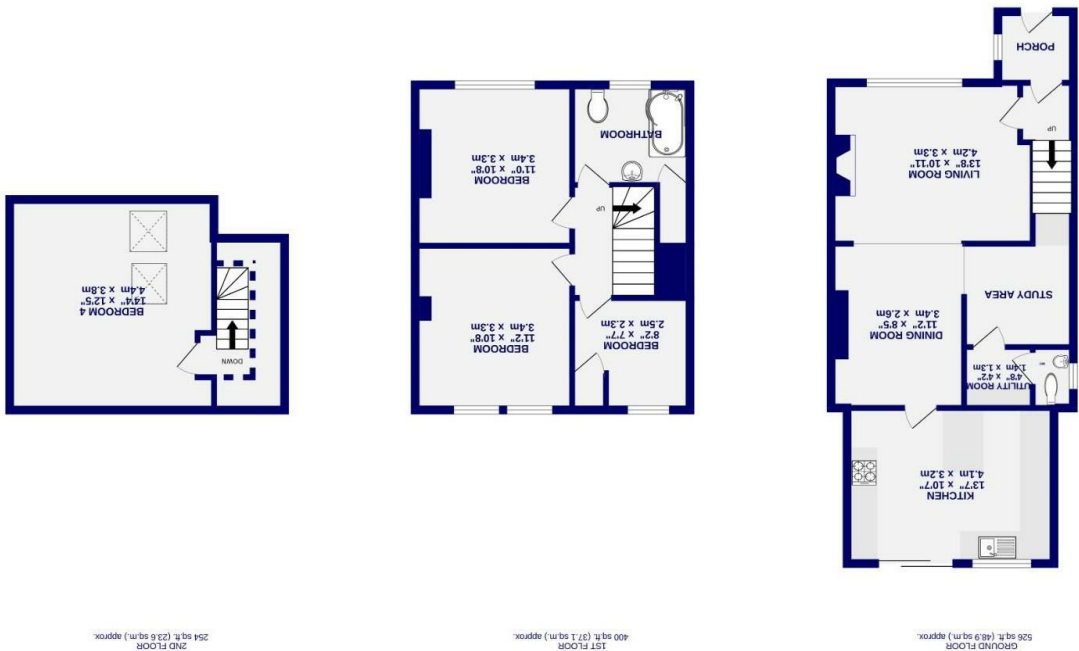


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 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 TBA
- External Storage
- Easy Access To The City Centre
- Driveway Parking
- Generous Garden
- W.C
- First Floor Bathroom & Ground Floor
- Four Bedrooms
- Substantial Townhouse

Freehold  
Council Tax Band - B

Lucas Avenue  
Clifton, York  
YO30 6HH



What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the responsibility will be part of the overall floor area and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, fixtures and fittings shown have not been tested and no guarantee as to their operation. Made with Metrepro 6/2025





Lucas Avenue  
Clifton, York  
YO30 6HH

Offers In The Region Of  
£315 000

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Situated in the sought-after residential area of Clifton, just north of York city centre, this substantial mid-townhouse has been thoughtfully extended over the years to provide generous living space throughout. Ideally positioned off Burton Stone Lane, Lucas Avenue offers excellent access to York city centre, York Hospital, and the train station, all within walking distance. A variety of cycle routes are also available, making it a convenient location for commuters and families alike.

Internally, the property opens into a spacious entrance porch, leading into a welcoming hallway. To the right, the open-plan living space features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. A convenient downstairs WC adds to the practicality of the home. At the rear, the extended kitchen-diner is a standout feature, offering an extensive range of wall and base units, generous worktop space, and French doors that open onto the well-maintained rear garden.

On the first floor, there are three well-sized bedrooms, including two doubles and a versatile third bedroom currently used as a study. A modern three-piece family bathroom completes this level. The second floor is home to a spacious fourth double bedroom, offering privacy and additional living flexibility.

Externally, the property benefits from driveway parking to the front and a generous, east-facing rear garden. Enclosed by fencing, the garden is primarily laid to lawn, complemented by a patio seating area and a large outbuilding for additional storage.

With its extended living space, prime location, and excellent transport links, this property presents a fantastic opportunity for families and professionals seeking a well-connected home in York.

Council Tax Band- B

