

LANCASTER  
SAMMS

118 Clifton, York

York

Offers in Region of £985,000





Offered with the convenience of no forward chain, this imposing, spacious Edwardian townhouse boasts generously proportioned, versatile accommodation. Available in immaculate 'move-in' condition, but still with an opportunity to personalise and add one's 'own stamp'. Situated on Clifton, a treelined, leafy thoroughfare with a range of shops and local amenities and within walking distance from York City centre and the independent schools of St Peters and Bootham.

The property with large walled forecourt & beautiful wrought iron railings & gate sits back handsomely from the road with commanding views, overlooking Clifton Green. Arranged over three floors, the property opens from a storm porch into an entrance hallway, which leads to all the principal living accommodation. To the front elevation are the bay fronted lounge and dining room, the latter with ornamental fireplace and both enjoying views over Clifton Green. Located at the rear, the kitchen boasts a beautiful bespoke, hand-made kitchen with matching wall & base units complete with marble style worktops over, ceramic sink & drainer, integrated dishwasher, pantry style cupboard, wine racks and range cooker with extractor. Completing the ground floor accommodation is a useful utility room with sink and provision for a washing machine & tumble dryer and a ground floor shower room with WC and basin.

Stairs from the entrance hallway lead to a large first floor landing. This floor has three double bedrooms, two with fireplaces and two with en-suite shower rooms. There is a large family bathroom on this floor with freestanding roll top bath, separate shower, Victorian style basin & towel rail and WC. A home office / study, ideal for those working from home, is also located on this level.

The top floor has three further double bedrooms all serviced by a shower room and a kitchen. These facilities makes this whole floor, potentially a self-contained area living area, ideal for teenagers, multi-generational living or potentially, an opportunity for host family accommodation for international students or similar.

Externally the property has secure, gated off street parking / rear courtyard accessed from Abbey Street. Residents / visitor parking permits are also available from City of York Council.

In summary, a substantial townhouse, available with immediate occupation, in an enviable position within walking distance of the city.

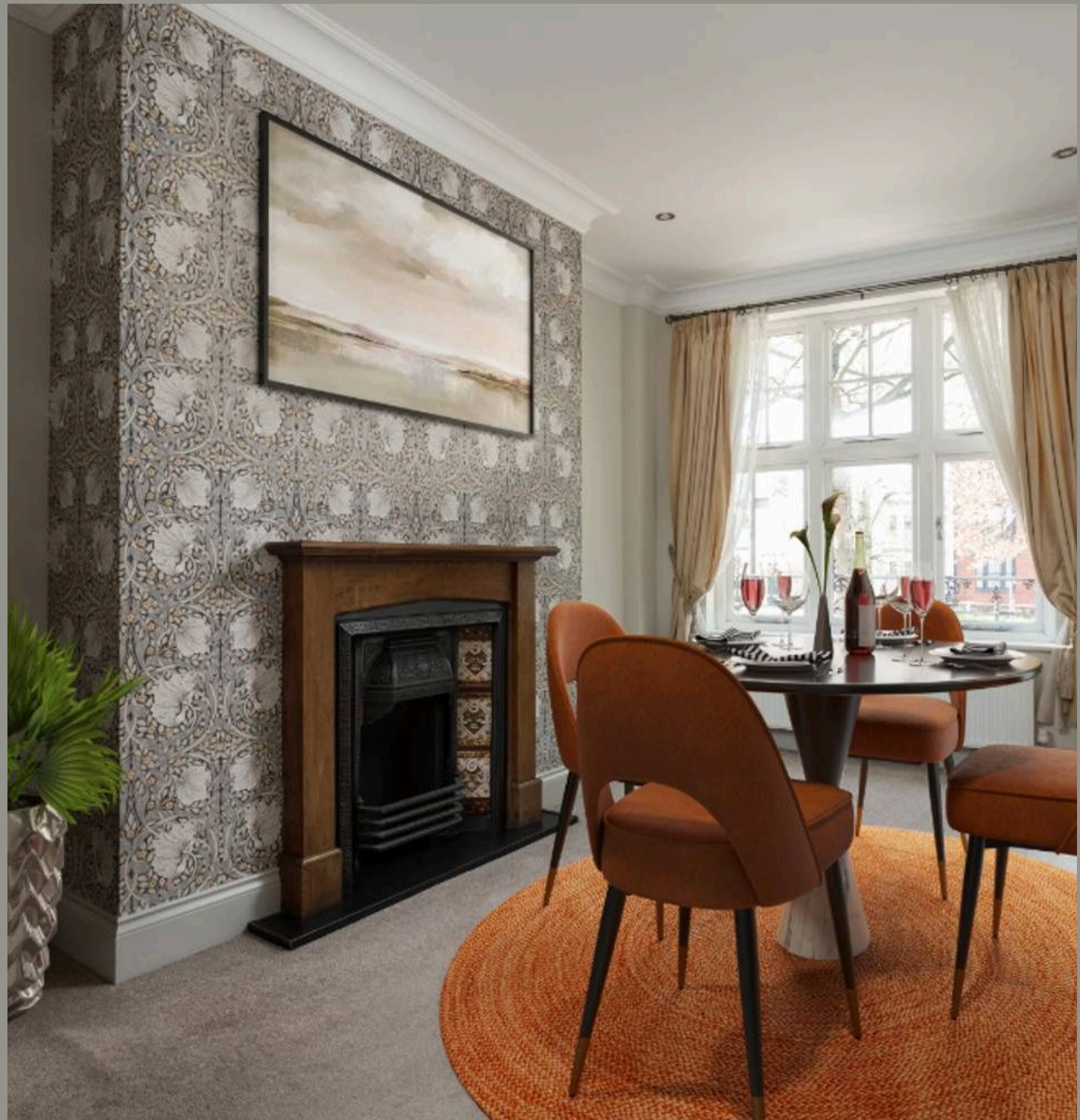
**LOCATION** - Clifton boasts an attractive mix of period homes and will particularly appeal to those looking to be in the heart of the thriving Clifton/Bootham area. Clifton offers a wide variety of amenities including a convenience store, local butcher / deli, gift shop and public houses, including the Old Grey Mare which has recently been taken over and re-opened by Brew York. The city walls are a 15 minute walk away, as are the many historic and cultural attractions of York City Centre. The Rawcliffe Park & Ride bus also operates along Clifton, providing a regular bus service into the city and back. The well-respected independent schools, of St Peters and Bootham are also within a ten minute walk.

**DIRECTIONS** - Leaving the city via Bootham, continue straight, travelling past St Peters School on your left and through the pedestrian traffic lights at Clifton Green where 118 Clifton can be found on your right hand side, on the corner of Abbey Street.

**COUNCIL TAX** - City of York Council Tax Band - G - £3598.22 for 2025/2026

**AGENTS NOTE** - CGI has been used for marketing purposes.

**EPC Rating** - D









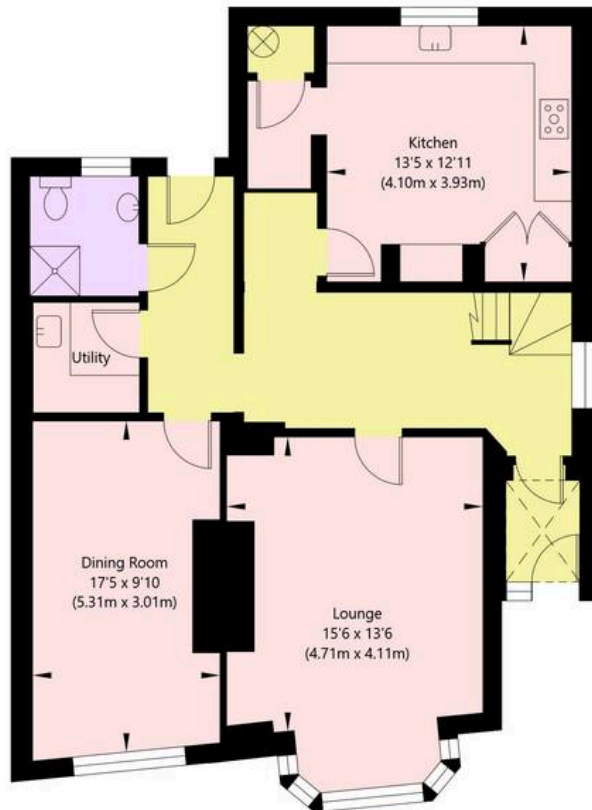




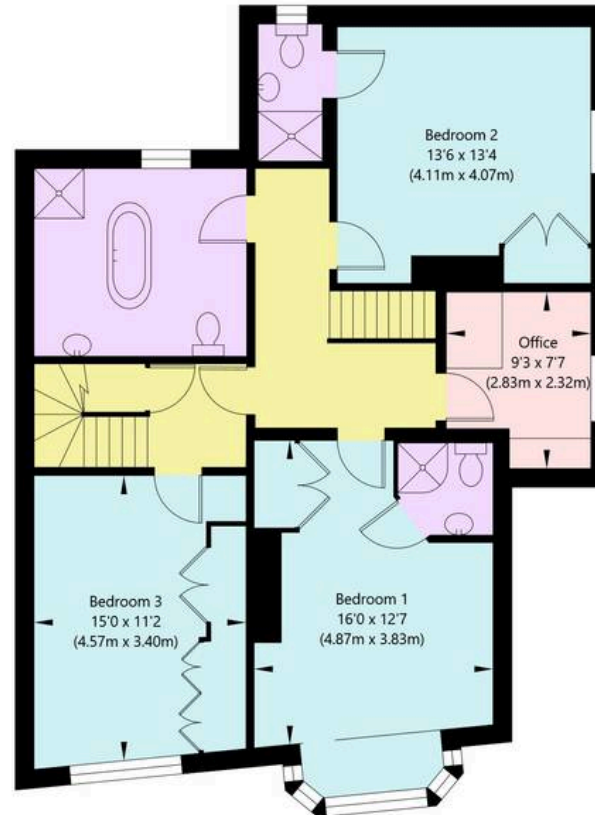




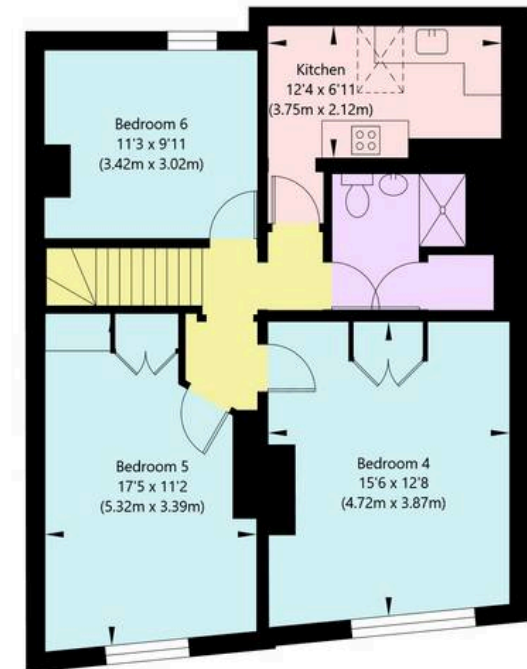
# 118 Clifton, York, YO30 6BQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 961 SQ FT / 89.25 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 968 SQ FT / 89.92 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 756 SQ FT / 70.26 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2685 SQ FT / 249.43 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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