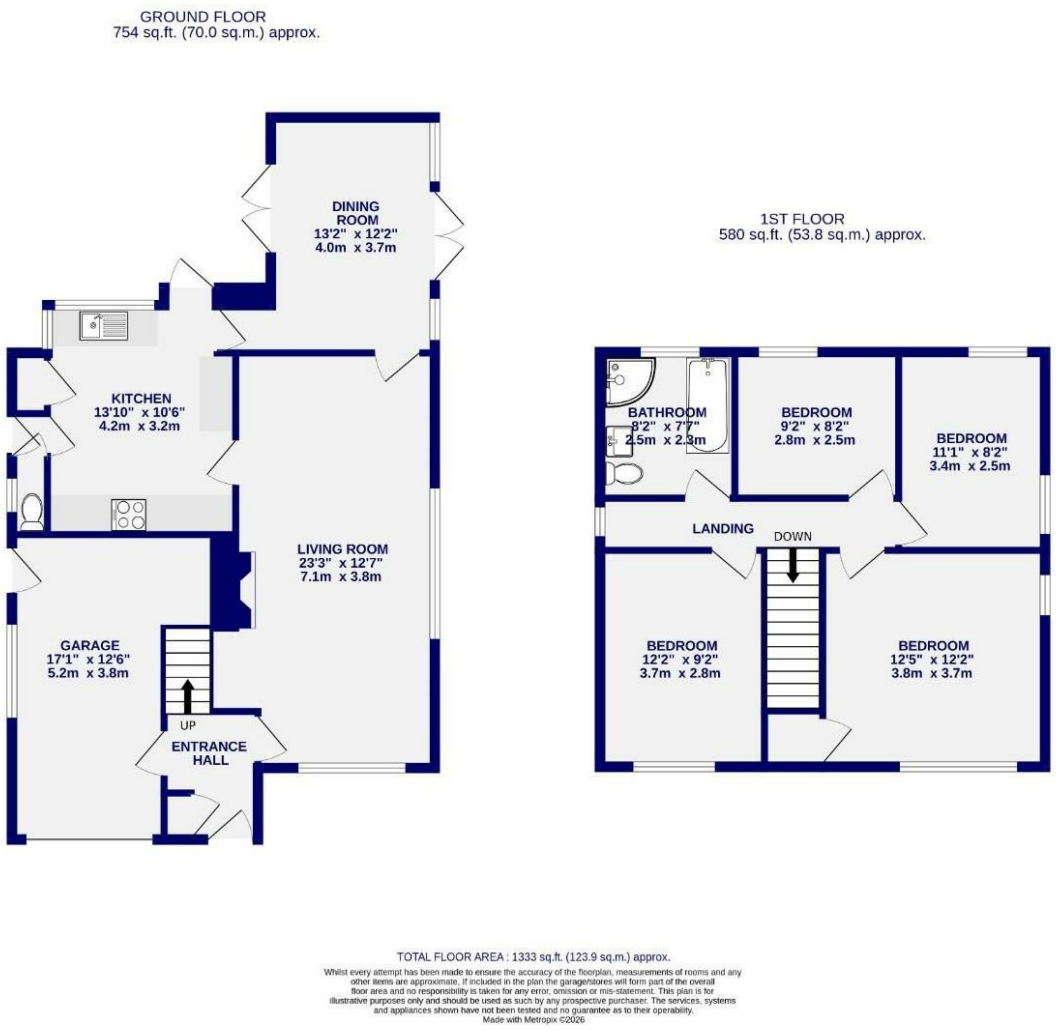
Clifton Place
Off Bootham, York
YO30 6BJ

Freehold
Council Tax Band - D

- Corner Plot, Private Cul-De-Sac
- Multiple Vehicle Parking & Garage
- Large Garden & Private BBQ Garden
- Multiple Reception Rooms & Fireplace
- Close To Schools, Parks, Woodland & Amenties
- EPC C



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Offers Over £525,000

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A stunning detached four bedroom home on a sought after corner plot, Clifton Place, just a short walk from the heart of York City Centre. Immaculately presented and offered in true move in condition, this exceptional property combines generous living space and superb outdoor areas.

The ground floor offers a welcoming entrance hallway with ample storage space, access to the garage, and multiple reception rooms including a spacious, light filled living room with a feature fireplace and a separate dining room with French doors opening out onto both garden spaces. The separate kitchen is well appointed with fitted white goods and a combi boiler. A ground floor WC completes the accommodation on this level.

To the first floor, four bedrooms, two doubles and two further bedrooms are served by a family bathroom with both a bathtub and a separate shower cubicle.

Externally, a stone flagged driveway offers parking for two cars, alongside a private garage provides excellent off road parking. The large garden is beautifully maintained with bedded planting, whilst a separate enclosed private garden with bedded and potted planting provides the perfect barbecue and entertaining area.

The house benefits from a series of recent improvements including a new roof in 2024, a new gas central heating system in 2013 and complete rewiring also in 2013.

Perfectly positioned within easy reach of schools, Homestead Park, woodland and riverside walks, shops, and the station, this is a truly special home in one of York's most desirable residential locations.