

- Little Avenue
Clifton, York
YO30 6JG



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£290,000

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A well-presented three-bedroom semi-detached home, occupying a generous corner plot at the end of a quiet cul-de-sac in the popular Clifton area of York, with an open outlook to the rear. The property is ideally placed for a range of local amenities, well-regarded schools, green spaces and convenient transport links into York city centre.

The welcoming entrance hall leads into a generous living room, where a feature fireplace provides an attractive focal point. To the rear is a spacious kitchen diner, offering a light and airy setting with a modern fitted kitchen, laminate wood flooring and plenty of room for dining. A separate utility room adds valuable practicality and completes the ground floor.

To the first floor are two generous double bedrooms, together with a well-appointed third bedroom and a spacious landing. The contemporary family bathroom is fitted with a three-piece suite, including a bath with shower over, complemented by clean white finishes and modern tiling.

Outside, the property benefits from a generous corner plot with a neat, low-maintenance rear garden, enclosed by fencing with a patio seating area. The garden provides a private space to relax and enjoy the open green outlook beyond. A driveway to the front provides off-street parking.

Offering well-proportioned accommodation, a generous plot and a particularly appealing position backing onto open green space, this is an excellent opportunity to acquire a comfortable home in a sought-after Clifton location. Early viewing is recommended.

