

Ashtons

Abbey Street, Clifton Green, York, YO30 6BG

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£325,000

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Situated within easy reach of York city centre, Clifton Green, Clifton Ings and the railway station, this well presented two bedroom mid terrace home combines traditional character with comfortable, practical living.

The welcoming living room features a log burning stove set within a classic fireplace, creating a cosy focal point. The space flows through to a well proportioned dining room, with useful recessed shelving and a pleasant outlook towards the rear. The fitted kitchen offers a range of wall and base units with modern worktops.

Upstairs, there are two generous double bedrooms, both benefiting from high ceilings and a light, airy feel plus a third bedroom or study room. A contemporary bathroom completes the first floor accommodation, featuring modern fittings and a heated towel rail.

To the rear, a private, enclosed courtyard provides a low-maintenance outdoor space, ideal for sitting out and entertaining.

Early viewing is recommended to appreciate the character and convenient location this appealing home has to offer.














YORKSHIREMAN
LEGO







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Freehold
Council Tax Band - B

- Victorian End Terrace
- Modern Fitted Kitchen
- Two Bedrooms
- Tastefully Refurbished
- Log Burner
- Courtyard Style Garden
- Attractive Rear Yard
- Epc E



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