



Clifton Green, York

£325,000

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estate agents & chartered surveyors

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Clifton Green,  
York YO30 6LH

Est. 1871

£325,000

A charming period cottage found in one York's most picturesque urban locations offered with no forward chain.

### Clifton Green

Clifton Green is one of York's most picturesque and sought-after residential areas, known for its charming village-like atmosphere just a short distance from the city centre. Centred around an attractive open green space, it offers a peaceful setting with a strong sense of community, while still providing easy access to York's historic attractions, shops, and amenities. The area is popular with a range of buyers thanks to its blend of characterful homes, nearby independent cafes and pubs, and excellent transport links, including convenient access to York railway station and the outer ring road.

A rare opportunity to acquire a truly charming and characterful cottage, ideally positioned just moments from York city centre and enjoying delightful views across the picturesque Clifton Green. Brimming with period features and timeless appeal, this quaint home offers a perfect blend of traditional charm and everyday practicality, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Lovingly maintained by the current owner, the property is superbly located to provide easy access both into the historic heart of York and out towards surrounding areas.



Tenure: Flying Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: D - 67  
Council Tax: B - City of York  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

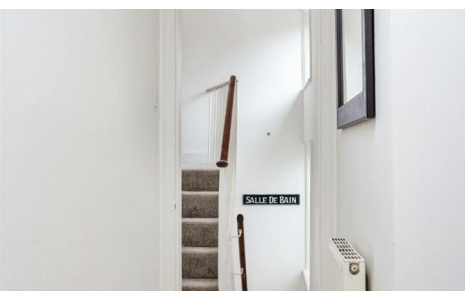
\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



Upon entering, you are welcomed into a cosy yet surprisingly spacious sitting room, rich in character and warmth. This inviting space is centred around a feature fireplace, creating a perfect focal point for relaxing evenings, while doors lead through to the staircase and into the kitchen beyond. The cottage-style kitchen is both functional and full of charm, offering an extensive range of fitted wall and base units, along with integrated cooking facilities including a cooker, hob, and sink. From here, a door opens directly out to the private rear courtyard, seamlessly connecting indoor and outdoor living.

To the first floor, the property offers two well-proportioned and thoughtfully arranged bedrooms, each enjoying a pleasant outlook. A unique split-level staircase leads down to the beautifully appointed house bathroom, which exudes classic elegance. Featuring a stunning three-piece suite, the bathroom includes a roll-top bath with traditional claw feet, a low flush WC, and a pedestal wash hand basin, perfectly in keeping with the home's character.

Externally, the property continues to impress with a charming and private walled courtyard to the rear. This peaceful outdoor space is ideal for enjoying a morning coffee or al fresco dining during warmer months. Access to the courtyard is via the rear kitchen door. To the front of the property, residents benefit from on-street permit parking, adding further practicality to this delightful and well-located home.





## Partners:

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 798 SQ FT / 74.12 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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