



## Lilbourne Drive, York, YO30 6PY

- Beautifully Presented Top Floor Apartment
- Sold With No Onward Chain
- Well Maintained Development With Excellent Local Amenities
- Sought After Clifton Moor Location
- Bright Living Space And Two Double Bedrooms
- Council Tax Band B

**£170,000**



# Lilbourne Drive, York, YO30 6PY

## DESCRIPTION

Offered with no onward chain, this beautifully presented top floor two-bedroom apartment on Lilbourne Drive combines stylish interiors with a highly convenient setting in the ever-popular Clifton Moor / Rawcliffe area of York. PLEASE NOTE THE PURCHASE PRICE INCLUDES ALL OR PART OF THE FURNISHINGS AND WHITE GOODS AS REQUIRED.

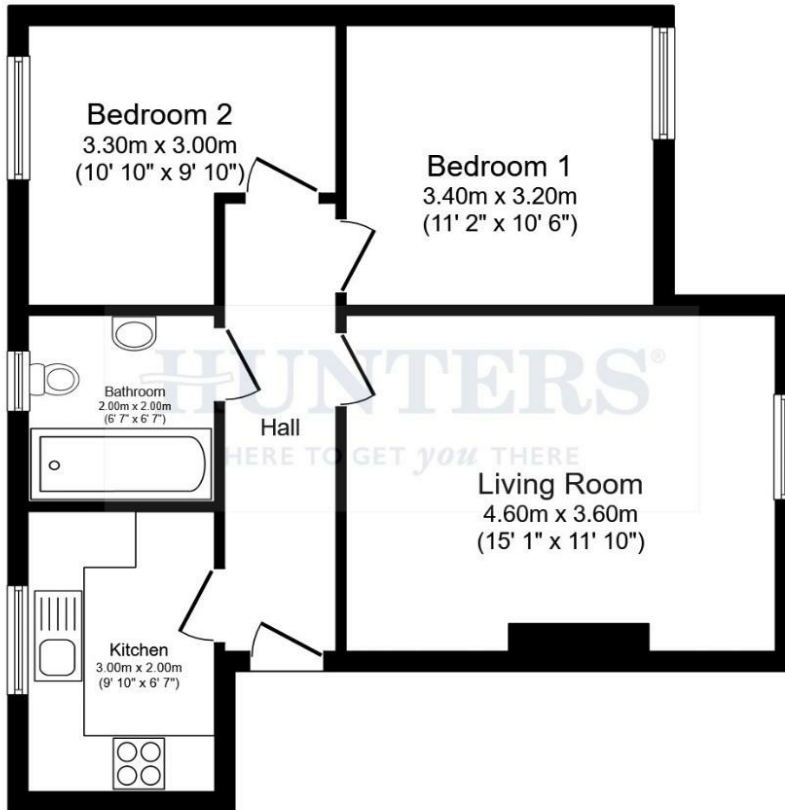
The spacious living room provides an inviting setting for relaxing and dining, complemented by a contemporary kitchen finished with modern units and generous storage. Both bedrooms are well-proportioned doubles, each decorated with a calm, considered aesthetic, while the bathroom offers a smart, modern suite with both bath and shower facilities. Excellent natural light enhances the sense of space throughout.

Lilbourne Drive enjoys a standout position within Clifton Moor, one of York's most practical and well-connected suburbs. Residents benefit from an exceptional range of nearby amenities including supermarkets, cafés, gyms, retail parks and green spaces, all within easy reach. Regular bus routes provide quick access into York city centre, while the A1237, A64 and A1079 are close by, making the location ideal for commuters and those who value convenience. The development itself is well maintained, offering a peaceful setting with a strong community feel.

With its top floor position, attractive interiors and chain-free status, this apartment represents a superb opportunity to secure a beautifully finished home in one of York's most convenient and sought-after residential districts.







Total floor area 52.6 sq.m. (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

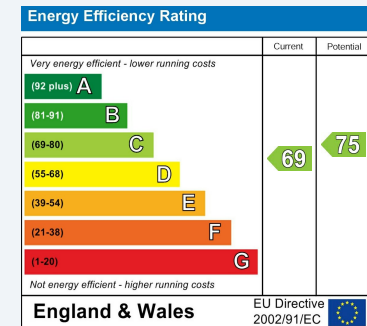
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.