



Clifton Place
Clifton Green, York
YO30 6BJ

Offers Over £525,000



Set in a quiet cul de sac just moments from the open green space of Clifton Green, this impressive detached home offers spacious and versatile accommodation in one of York's most desirable residential areas. The property enjoys easy access to the city centre, York railway station and the outer ring road, making it ideally positioned for both city living and commuting.

The house has been thoughtfully arranged to provide generous living space with a modern feel throughout. Entered through a welcoming hallway with useful storage, the ground floor opens into an impressively sized living area which flows through to the open plan kitchen and dining space. The kitchen is designed for modern living and entertaining and leads through to a bright conservatory overlooking the rear garden, creating a wonderful additional reception area filled with natural light.

To the first floor are four large double bedrooms providing excellent accommodation for families or those requiring additional work from home space. The principal bedroom benefits from built in storage, while the remaining bedrooms are all well proportioned and served by a spacious house bathroom fitted with a contemporary suite.

Externally the property enjoys a pleasant rear garden and benefits from a driveway providing off street parking, leading to a garage providing useful storage. A particular feature of the property is the substantial detached studio workshop or outbuilding which offers a variety of potential uses including home office, studio, gym or hobby space.

Located within walking distance of Clifton Green, York city centre and the excellent local amenities on offer, this substantial detached home represents a rare opportunity to acquire a spacious family property in a highly sought after part of York.

Council Tax Band D

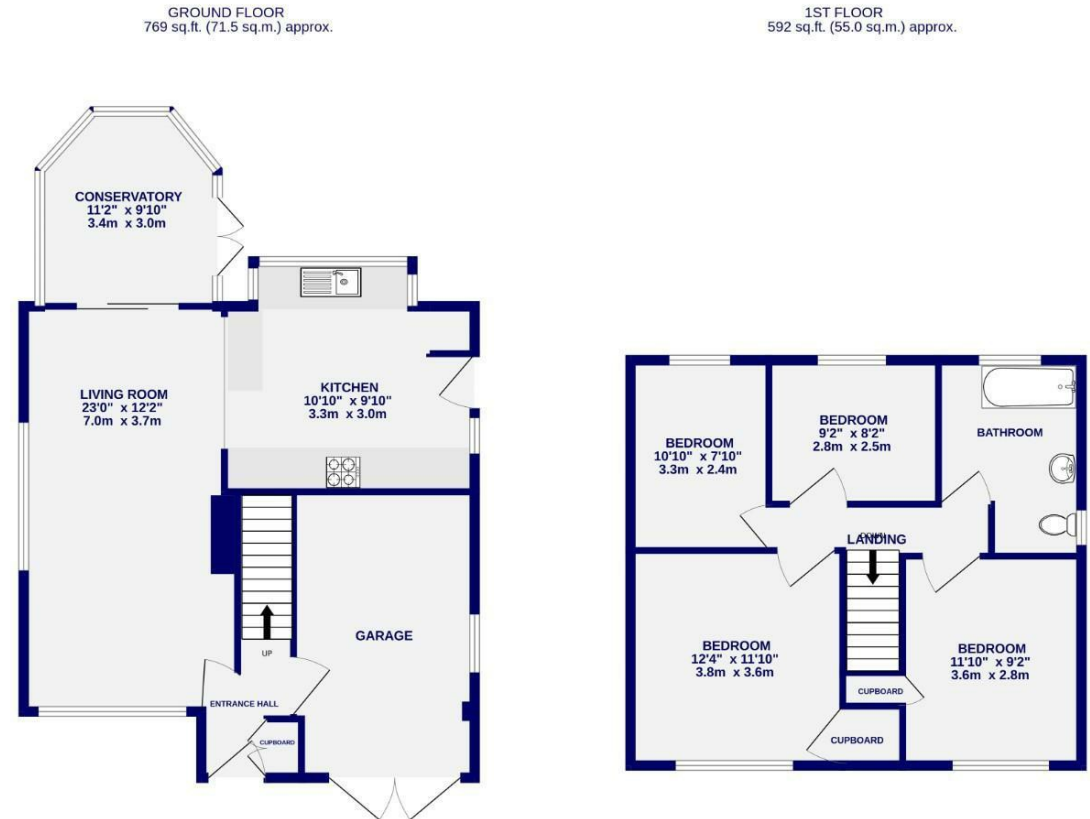




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Freehold
Council Tax Band - D

- Large Detached House
- Breakfast Kitchen
- Integral Garage & Detached Workshop
- 4 Bedrooms & Conservatory
- Large Mature Walled Garden
- Luxury Bathroom & Cloakroom
- Through Living Room
- EPC D



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.
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