



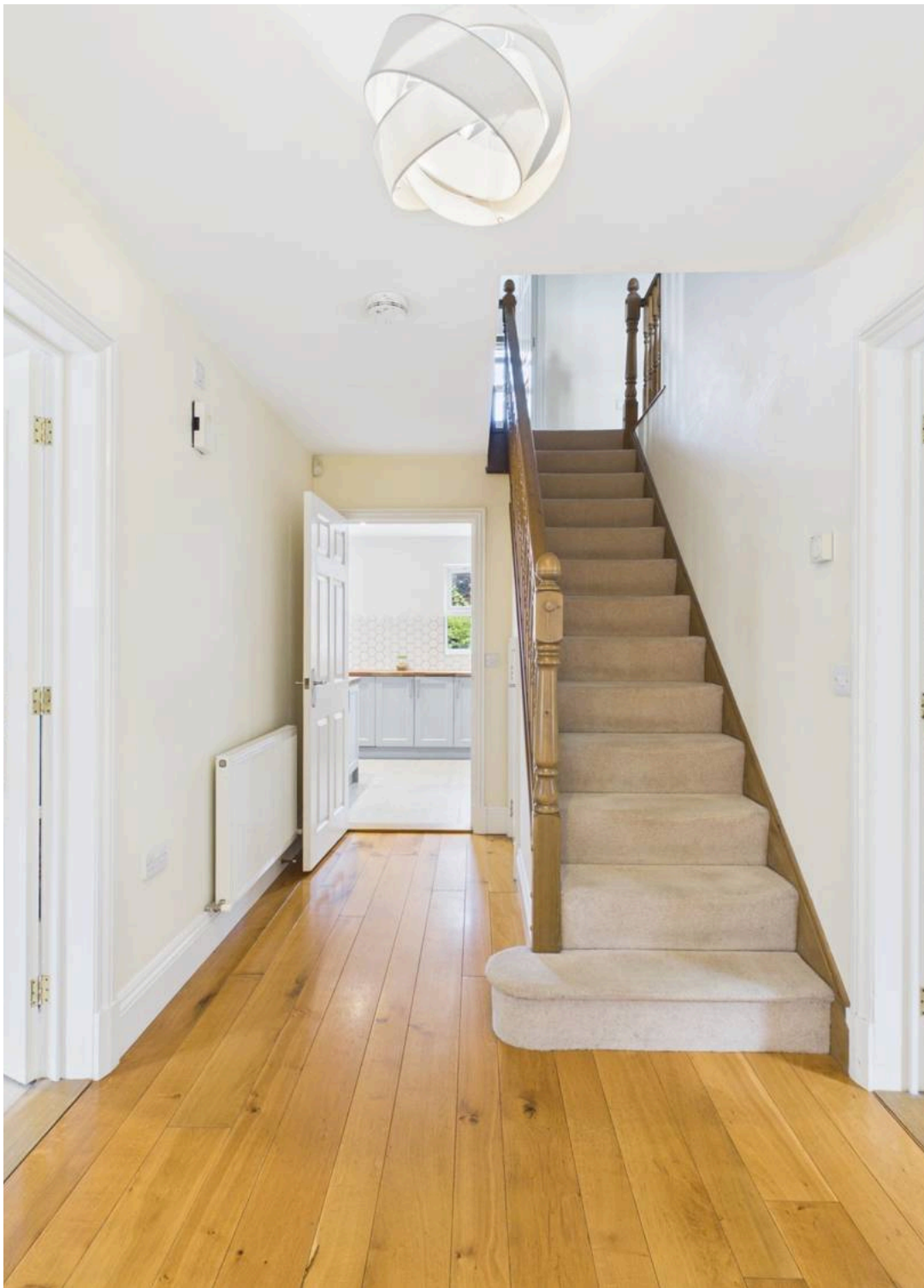
York Road, Cliffe, YO8 6NU

In Excess of **£425,000**





- Spacious Four Bed Family House
- East Facing Secure Rear Garden
- Driveway And Garage Parking
- 148 Sq. M/ 1603 Sq. Ft.
- Mains Gas Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Internet: FTTP. Mobile: 4G
- Built By Hogg Homes
- EPC Rating 'C' (73)
- Council Tax Band 'E'



Step through the part walled and decorative iron gates and along a path lined with sculpted ball hedges, and you'll find yourself at the threshold of this beautifully presented four-bedroom detached home, built by renowned Hogg The Builder.

Each room unfolds with a sense of welcome, crisply decorated and thoughtfully arranged to offer both comfort and style. Inside, elbow room comes with elbow room, with 148 square metres (1,603 square feet) of living space designed for family life to flourish. You get the feeling of the space on offer as you walk into the entrance hall which is impressive.

The heart of the home is the striking and recently fitted kitchen, in a dreamy cottage blue colour its a culinary haven with breakfast island, work surfaces and plenty of cupboard space. The integrated appliances include fridge/freezer, dishwasher, oven and hob.

Adjacent, a ground floor utility room and convenient w.c make daily living seamless with access to the rear garden via a side door.

This home boasts two large reception rooms a through lounge with feature fireplace leading into the conservatory provides a versatile nook to bask in the warmth or watch the seasons change. The dining room provides space for a large dining table to make meal times with the whole family very convenient.

The adaptable layout invites you to shape each space to your needs, whether you crave a formal dining area, a playroom, or a quiet corner for work or study this home has it all.

Upstairs, four generous double bedrooms await, each offering a private retreat at the end of the day, and the family bathroom is thoughtfully appointed for moments of refresh and relaxation. The impressive Master bedroom features built in wardrobes and recently updated shower room en-suite.

There is also a good size family bathroom offering bath, corner shower, toilet and sink.

The home's practical features are as impressive as its aesthetics, with mains gas central heating, FTTP internet, and robust 4G mobile coverage ensuring modern convenience at every turn. The integral garage is more than just a place to park; with power, lighting, and an electric door, it's a secure, functional extension of the home, perfect for hobbies or storage.

In summary if you are looking for a family home in a popular village with good commuter links this one will be hard to beat!

Property Information Disclaimer

- Boiler Serviced March 2026

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

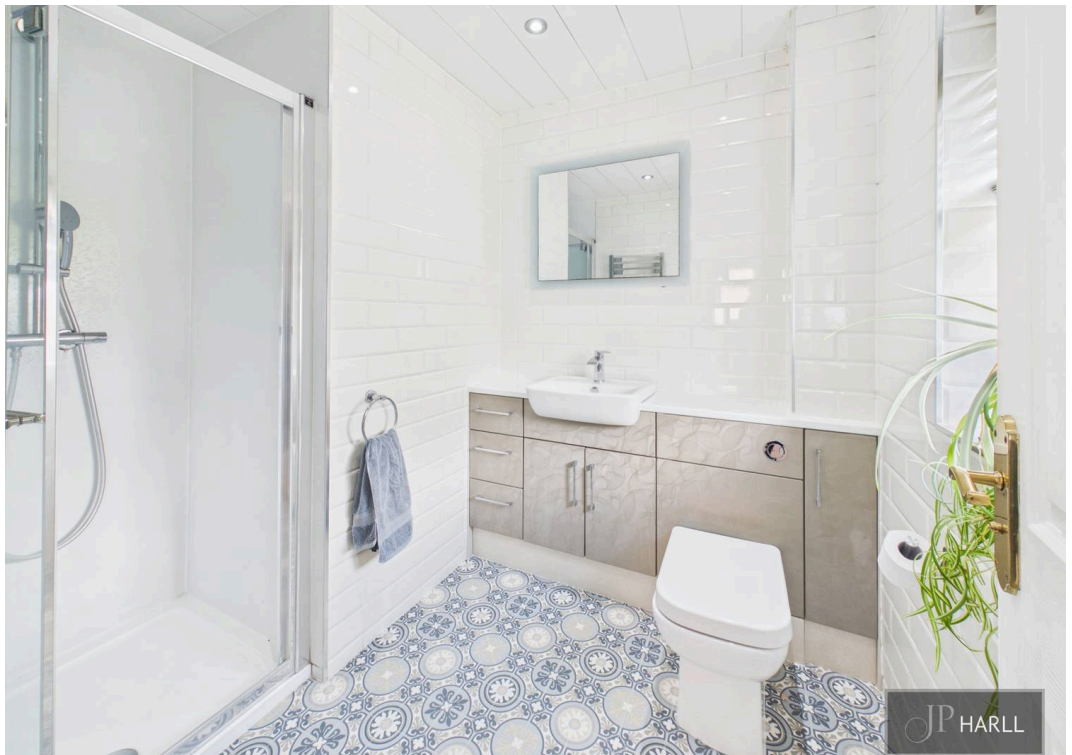
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

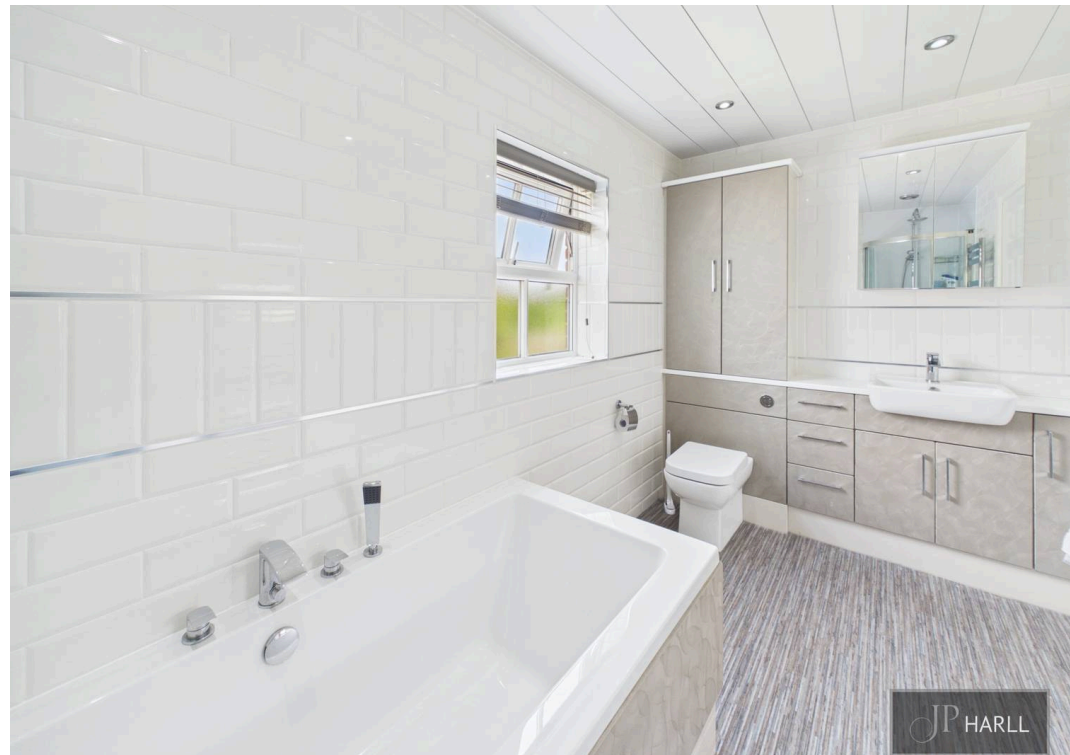
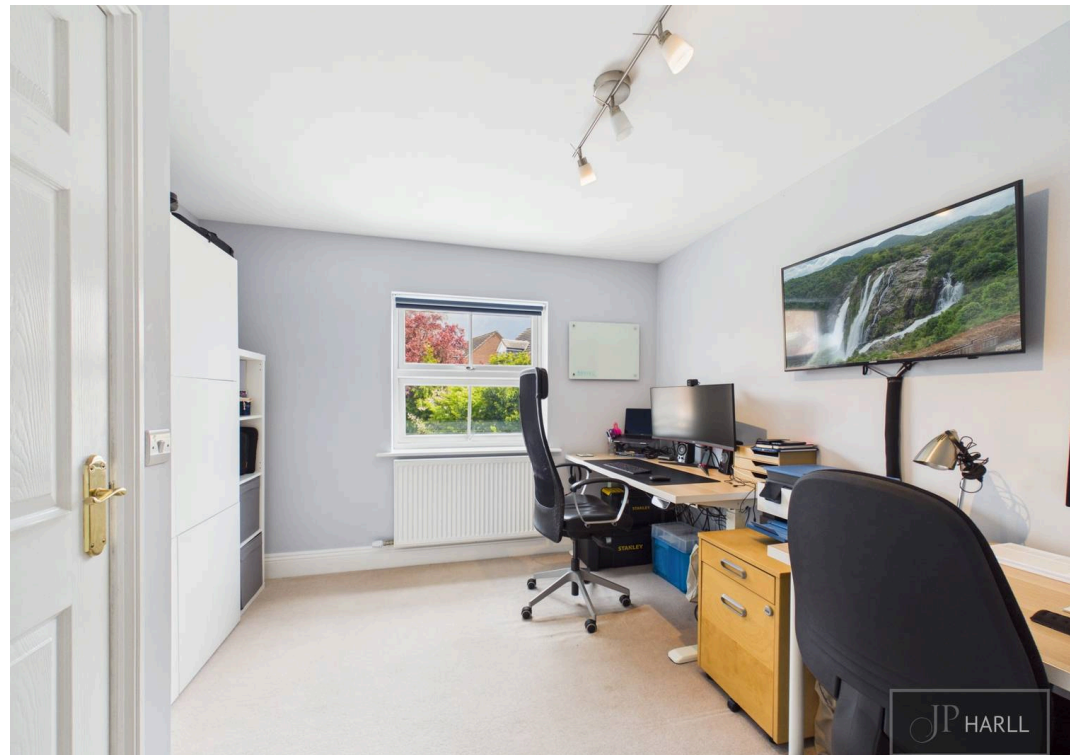
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

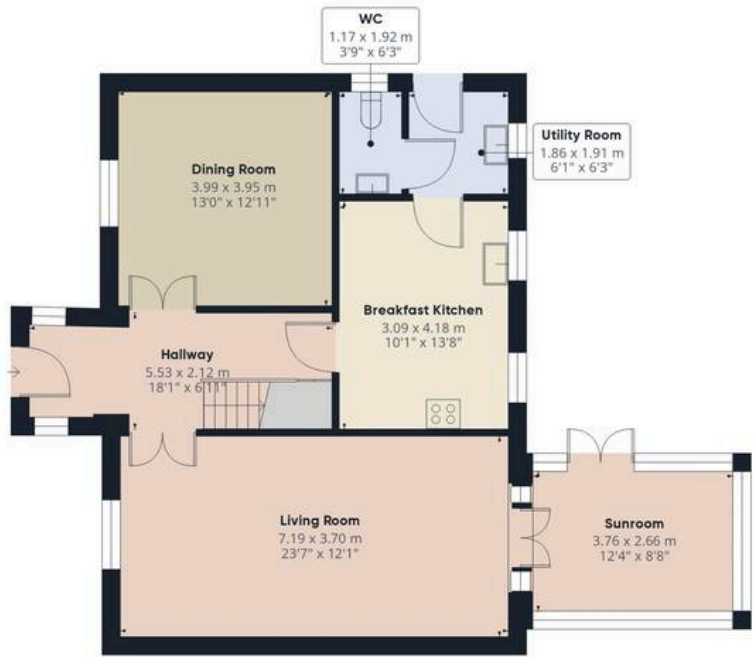
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

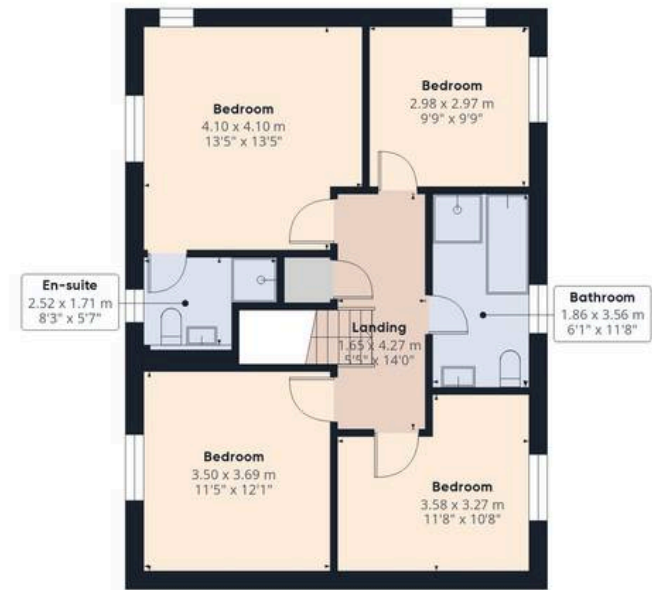








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

164.1 m²

1768 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

