

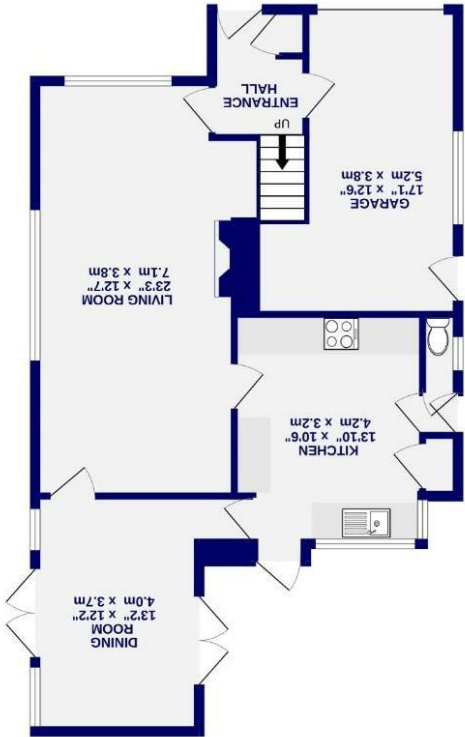
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- EPC C
- Move In Ready
- Amenities
- Close To Schools, Parks, Woodland &
- Multiple Vehicle Parking & Garage
- Large Garden & Private BBQ Garden
- Multiple Reception Rooms & Fireplace
- Corner Plot, Private Cul-De-Sac
- Four Bed Detached House

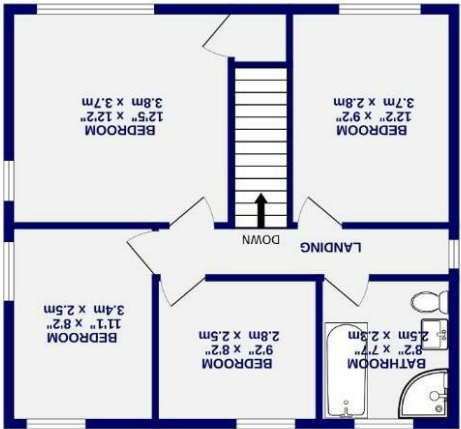
Freehold
Council Tax Band - D

Clifton Place Off Bootham, York YO30 6BJ

GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to the plan the measurements and items and the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and guaranteed as to their operability. Made with Metropix, c2020.



Clifton Place
Off Bootham, York
YO30 6BJ

Offers Over £550,000

 4  2

A stunning detached four bedroom home on a sought after corner plot, Clifton Place, just a short walk from the heart of York City Centre. Immaculately presented and offered in true move in condition, this exceptional property combines generous living space and superb outdoor areas.

The ground floor offers a welcoming entrance hallway with ample storage space, access to the garage, and multiple reception rooms including a spacious, light filled living room with a feature fireplace and a separate dining room with French doors opening out onto both garden spaces. The separate kitchen is well appointed with fitted white goods and a combi boiler. A ground floor WC completes the accommodation on this level.

To the first floor, four bedrooms, two doubles and two further bedrooms are served by a family bathroom with both a bathtub and a separate shower cubicle.

Externally, a stone flagged driveway offers parking for two cars, alongside a private garage provides excellent off road parking. The large garden is beautifully maintained with bedded planting, whilst a separate enclosed private garden with bedded and potted planting provides the perfect barbecue and entertaining area.

The house benefits from a series of recent improvements including a new roof in 2024, a new gas central heating system in 2013 and complete rewiring also in 2013.

Perfectly positioned within easy reach of schools, Homestead Park, woodland and riverside walks, shops, and the station, this is a truly special home in one of York's most desirable residential locations.

