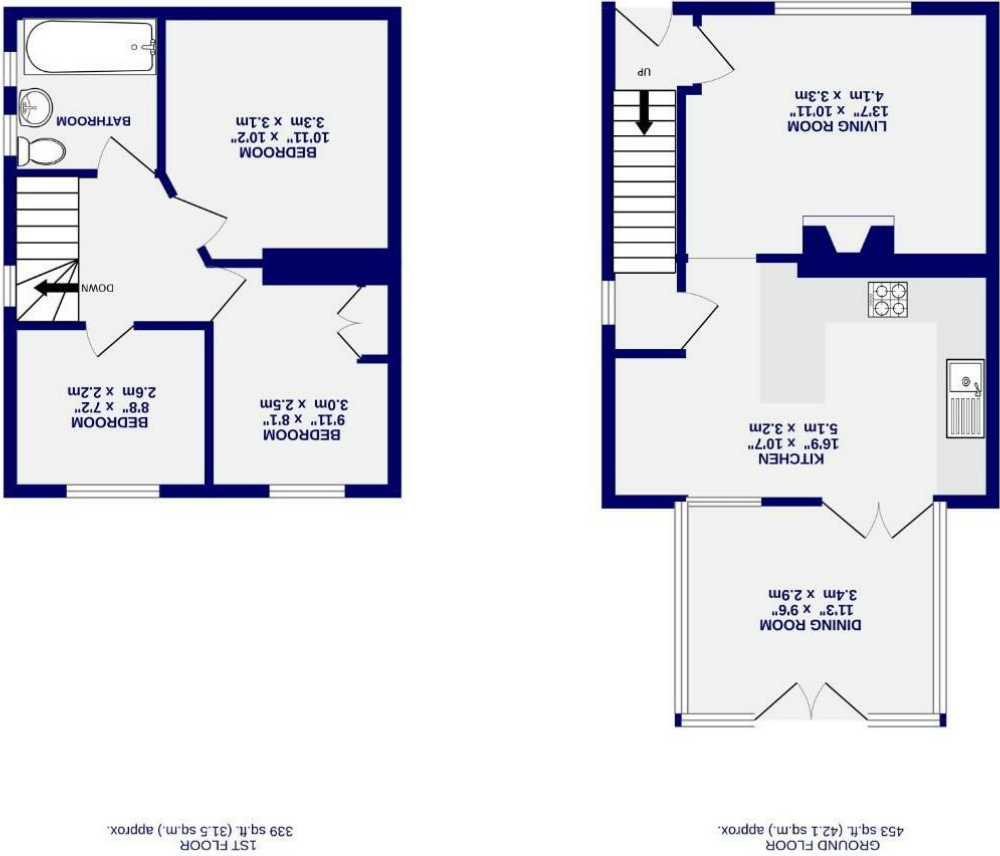


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- EPC D
- Low Maintenance Landscaped Rear Garden
- Off Street Parking For Two Cars
- Close To City Centre And Amenities
- Conservatory Dining Area To Rear
- Modern Kitchen With Breakfast Bar
- Spacious Living Room With Natural Light
- Ideal First Time Buyer Opportunity
- Three Well Proportioned Bedrooms
- Immaculately Presented End Terrace Home

Freehold
Council Tax Band - B

Water Lane
Clifton, York
YO30 6PN



Water Lane
Clifton, York
YO30 6PN

£290,000

3 1

Ashtons Estate Agents are delighted to present this immaculately presented, elevated three bedroom end-terrace home, offering modern and comfortable living with the added benefit of off-street parking for two vehicles to the front. A great first-time buy, the property is ideally located close to the city centre and a range of local amenities, making it perfectly suited for convenient day to day living.

Upon entering, you are welcomed into a bright and airy entrance hall leading through to a spacious living room, offering ample room for a range of furniture and a lovely space to relax. To the rear of the property is the beautiful well-appointed kitchen, fitted with a range of modern wall and base units, along with a practical breakfast bar, creating a sociable and functional space for everyday living. From here, the space flows into a roofed conservatory, currently used as a dining area, providing a seamless connection between the home and garden, with double doors opening out to the rear.

The rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and a well-planned layout, ideal for outdoor dining and relaxing in the warmer months.

To the first floor are two good-sized double bedrooms and a comfortable third bedroom, offering flexibility for family living, guests, or a home office. The accommodation is completed by a sleek modern family bathroom.

A fantastic opportunity to acquire a well-located and stylish home, perfect for stepping onto the property ladder or extending subject to the relevant planning permissions.

