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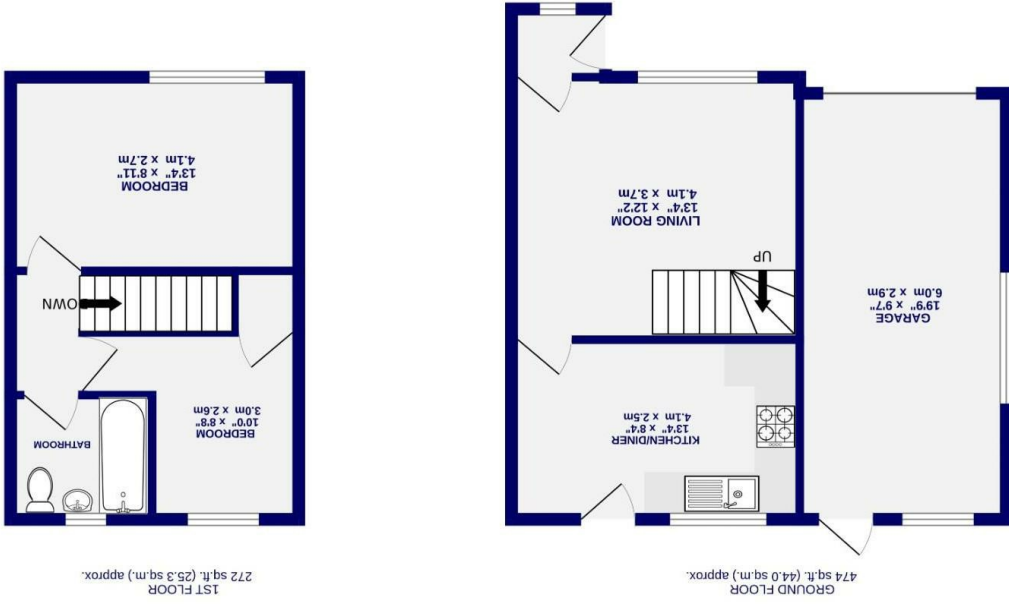
- EPC D
- No Onward Chain
- Ideal First Home
- Ample Driveway Parking & Garage
- South Facing Rear Garden
- Superb Plot
- Two Bedrooms
- Semi Detached House

Freehold
Council Tax Band - B

Deer Hill Grove Clifton Moor, York YO30 4UE

When every drawing has been made to the accuracy of the drawing, measurements of rooms and any other areas and the agreement, it is included in the particulars and is part of the contract. Some areas and the requirements are taken for any dimensions or measurements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contract, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Microsoft WORD

TOTAL FLOOR AREA: 746 sq. ft. (69.3 sq.m.) approx.



Deer Hill Grove
Clifton Moor, York
YO30 4UE

£270,000



Located in the popular residential area of Clifton Moor, to the north-west of York, this semi-detached home presents an exciting opportunity to acquire a property on a substantial plot. Previously a successful rental, the home is now offered with no onward chain and provides excellent scope for modernisation and personalisation, as well as extension (subject to the necessary planning permissions) making it ideal for a range of buyers.

Internally, the property comprises an entrance hall leading through to a spacious living room positioned at the front of the home, with stairs rising to the first floor. To the rear, a fitted kitchen offers a range of wall and base units, ample worktop space and room for a dining area. The first floor features two well-proportioned bedrooms and a well-maintained three-piece bathroom.

Externally, the property truly stands out, occupying a generous plot with a sizeable south facing rear garden that is predominantly laid to lawn, complemented by flowerbeds and patio areas. To the side, a single garage with a pitched roof provides excellent storage or potential for further development, subject to the necessary planning permissions. The front of the property offers driveway parking for multiple vehicles, along with additional lawned areas that enhance both kerb appeal and future potential.

Sure to be popular, this is a fantastic opportunity for buyers looking to create a home tailored to their own tastes, and early viewing is highly recommended.

