



St. Lukes Grove Clifton, York YO30 6DD

Offers Over £300,000



Situated on the highly regarded St Luke's Grove in the heart of Clifton, this three-bedroom semi-detached home presents an excellent opportunity to acquire a property in one of York's most sought-after residential locations. Ideally positioned for York Hospital, Bootham, Clifton Green and the city centre, the property offers well-proportioned accommodation together with exciting scope for updating and personalisation.

The property is entered via an entrance porch leading into a welcoming entrance hall. The principal reception space is a bright living through dining room, featuring a bay window to the front and ample space for both seating and dining, creating a light and versatile area ideal for everyday living and entertaining. To the rear, the kitchen overlooks the garden and leads through to a conservatory, providing a further reception area with direct access to the outside.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a nursery, home office or dressing room. A shower room completes the accommodation. The property also benefits from a useful loft area, offering excellent storage with potential for conversion, subject to the necessary consents.

Externally, the property enjoys a generous rear garden, predominantly laid to paving and patio, creating a low-maintenance outdoor space with plenty of room for seating and entertaining. To the front, a driveway provides off-street parking.

St Luke's Grove is a well-established residential address within the ever-popular Clifton area, offering easy access to local amenities, well-regarded schools and regular transport links. York city centre and York Railway Station are also within easy reach, making the property ideal for families, professionals and commuters.

Offering generous accommodation, a highly desirable location and excellent scope to modernise, this is a fantastic opportunity to create a home tailored to individual tastes.





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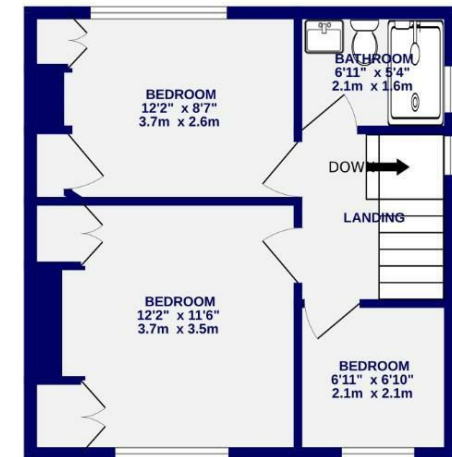
Freehold
Council Tax Band - B

- Three Bedroom Semi-Detached Home
- Bright Living Through Dining Room
- Kitchen Leading To A Versatile Conservatory Overlooking The Rear Garden
- Shower Room And Well-Proportioned Bedrooms, Including Two Doubles
- Driveway Providing Off-Street Parking
- Excellent Opportunity To Renovate And Personalise
- Conveniently Located

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

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