



Blacksmiths Court, Cliffe, YO8 6RT
£260,000





- Three Bedroomed Double Fronted Semi-Detached House
- East Facing Rear Garden
- Separate Garage And Allocated Parking
- 85 Sq. M / 914 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile 4G
- FREEHOLD
- EPC Rating 'B' (84)
- Council Tax Band 'C'



Welcome to this beautifully presented three bedroomed, double fronted semi-detached home in the popular village of Cliffe. With low maintenance east facing garden, allocated parking and garage you can move straight in!

As you step through the front door the light and airy entrance hall welcomes you into the spacious ground floor space. To the left of the front door is the ground floor cloak/w.c as well as a useful storage cupboard.

Glass panelled door leads into the kitchen diner with attractive grey floor and wall cupboards with contrasting light grey additional wall and base units for further storage. Dual aspect windows ensure this space is bathed in natural light. Integrated appliances include oven and hob, dishwasher and fridge/freezer.

The separate lounge creates a delightful space with French doors out into the east facing, low maintenance, private garden.

Ascending to the first floor three well proportioned bedrooms including a large master bedroom with windows to two sides. Second double bedroom and tastefully finished family bathroom. The tall ceilings emphasise the space on offer and the galleried style landing allows light down the stairs.

To the rear of the property an well planned, landscaped garden entices you outside and provides a private space for outdoor dining, children to play or simply to relax on those long summer nights. A gate from the garden leads to the allocated parking space and garage to provide extra space or further secure parking.

Overall a delightful property which has been tastefully decorated and allows new buyers to move straight in.

Property Information Disclaimer

- Property benefits from NHBC (or similar) home warranty (Property Completed 2018)
- Boiler was installed new in 2018 when the property was built and was last serviced in November 2025.
- Access road owned by company all eight properties in the development own one share each.
- Property has a smart meter.

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.

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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.

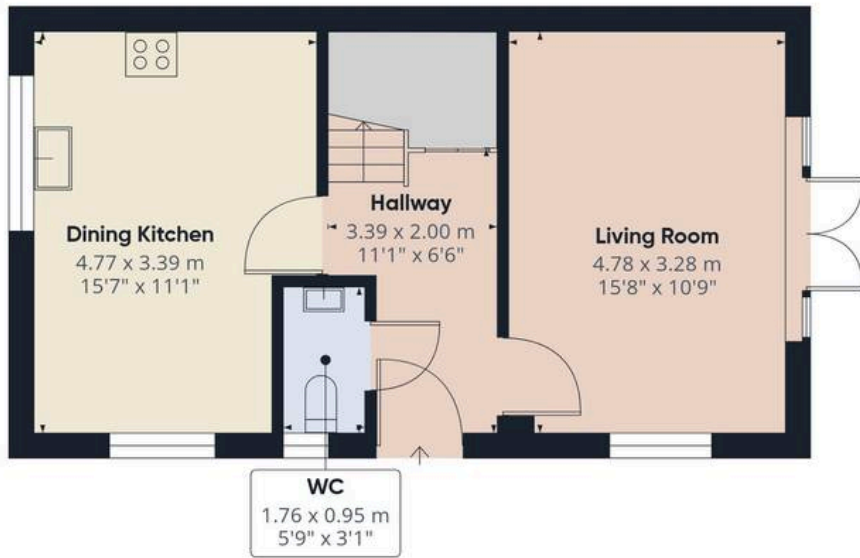
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up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

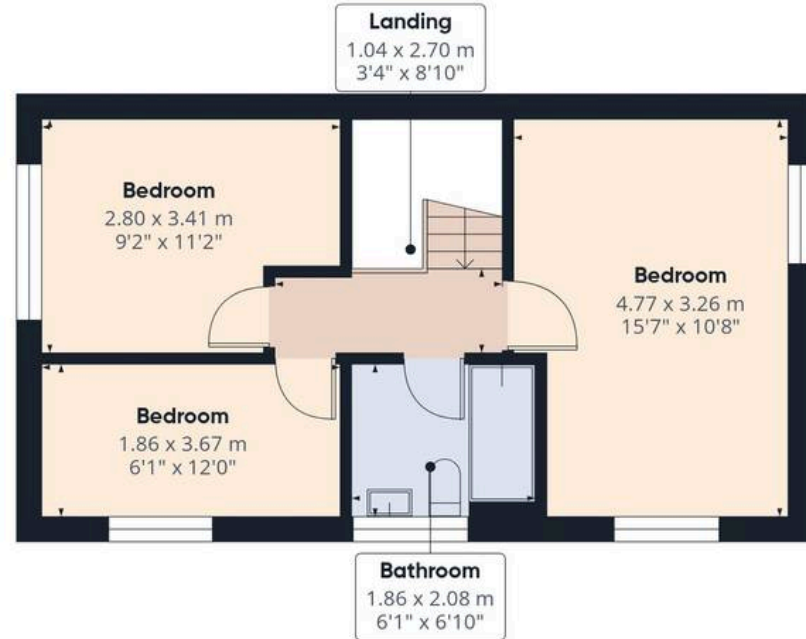
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

96.8 m²

1041 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.

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