



Newborough Street Clifton, York YO30 7AT

Freehold
Council Tax Band - B

- Mid Terrace Home
- Two / Three Bedrooms
- Extended Kitchen Diner
- Popular Residential Area
- On Street Parking
- Ideal First Home
- No Onward Chain
- EPC C



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£260,000

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Situated just off Bootham, in one of York's most desirable residential areas, is this well presented two/three bedroom mid terrace home. Perfectly positioned within walking distance of the city centre, York train station, and the scenic Clifton Ings, the property also benefits from easy access to a variety of local amenities, making it an ideal choice for both residential buyers and investors alike.

Having proven a successful rental in recent years, the property is offered in good condition throughout. Internally, the accommodation comprises a welcoming entrance hall, a cosy front reception room/snug, and a second reception room to the rear which flows into an extended, open plan kitchen diner. The kitchen is fitted with a range of wall and base units, providing ample storage and generous worktop space - making it the true heart of the home.

To the first floor are two well proportioned double bedrooms and a modern, three piece family bathroom.

Externally, the property enjoys a private, enclosed courtyard garden with original brick boundary walls and a southerly aspect, ideal for outdoor seating or entertaining.

Offered with no onward chain, and expected to attract strong interest due to its location, size and layout, early viewing is highly recommended.

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