

17 CLIFTON GREEN

York, YO30 6LN

17 CLIFTON GREEN

Outstanding turn-of-the-century townhouse on Clifton Green with large walled garden and two-storey garage block

*Pickering 1.5 miles • Malton 9 miles • Helmsley 11 miles
Scarborough 18 miles • Thirsk 25 miles • York 26 miles*

Vestibule • staircase hall • 3 reception rooms • kitchen/ breakfast/family room • utility room • separate wc • cellar

Principal bedroom suite with bathroom and dressing room/ bedroom 5 • 3 further bedrooms • 2 further bathrooms

Garage block: double and single garages • parking space, gym • gardener's wc • cinema/games room over

Front garden • rear walled garden • greenhouse

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

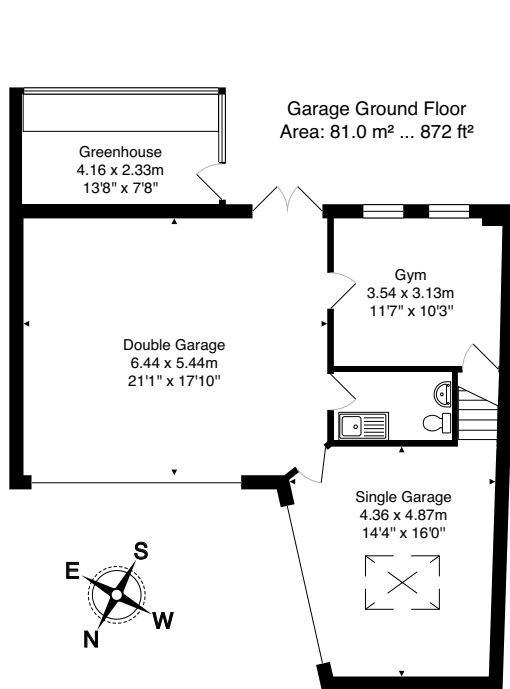
blenkinandco.com

17 Clifton Green, York, Yorkshire, YO30 6LN

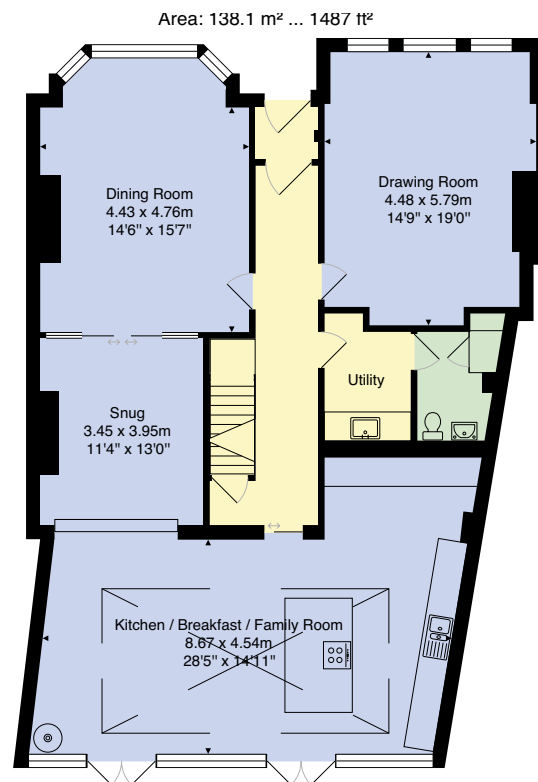
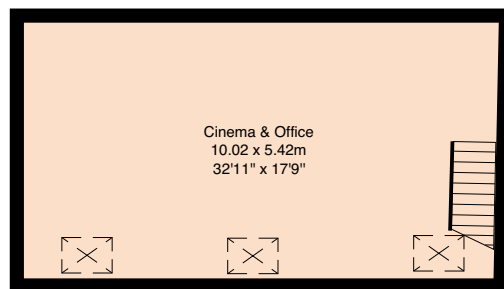
Approximate Gross Internal Floor Area

Main House (Excluding Basement) - 286 SQ M / 3082 SQ FT) Plan Total - 445 SQ M / 4790 SQ FT

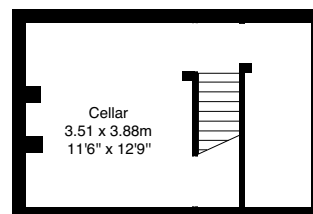
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



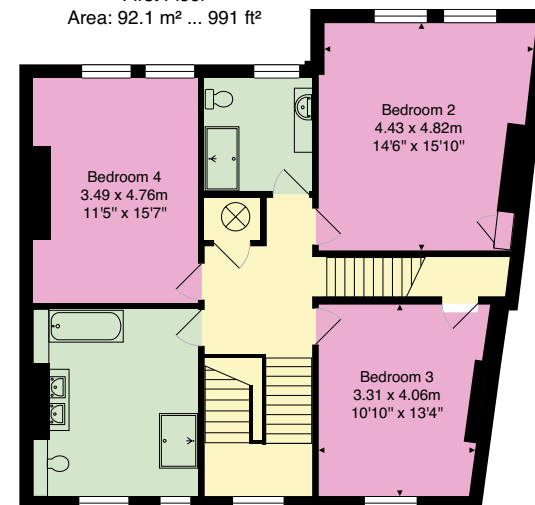
Garage First Floor
Area: 54.2 m² ... 584 ft²



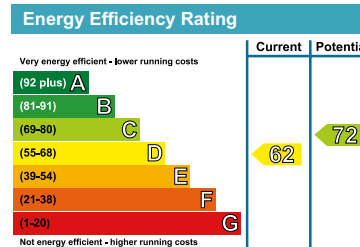
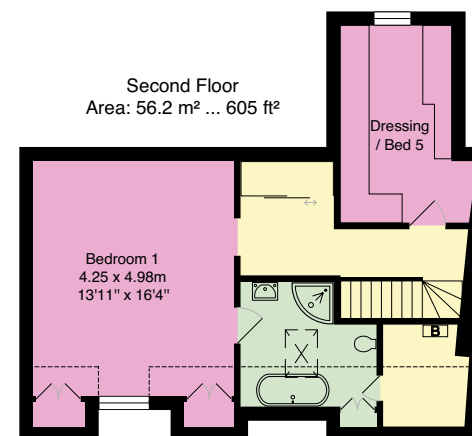
Basement
Area: 23.4 m² ... 252 ft²



First Floor
Area: 92.1 m² ... 991 ft²



Second Floor
Area: 56.2 m² ... 605 ft²



City

Country

Coast

This elegant townhouse has been meticulously restored, comprehensively renovated and thoughtfully extended to create a substantial family home that seamlessly combines period character with modern technology and high-quality finishes throughout. Complementing the double-fronted house is a recently constructed two-storey garage complex incorporating a gym and a large games room/cinema suite, all set within a substantial walled garden.

The location is particularly sought-after, just a short walk from the renowned independent schools on Bootham, with York city centre beyond and the railway station reached easily via a pleasant pedestrian footbridge walk.

- Exceptional townhouse with garden, garage and parking
- Nearly 4800 sq ft arranged over 3 floors plus cellar
- 3 reception rooms and up to 5 double bedrooms
- Terraced, early 1900s and not listed
- Garage block accommodating 3 cars and additional parking space
- Gym/office and superb cinema/games room above the garage
- Strolling distance of city centre and railway station (some 15 minutes)
- Situated in a highly desirable Conservation Area close to riverside walks and park
- Convenient for village amenities and St Peter's and Bootham schools



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

City of York Council
www.york.gov.uk
 Conservation Area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





This strikingly handsome house is constructed in pale brick beneath a steeply pitched slate roof with decorative gables, stone detailing and timberwork, recently renovated. Built in the early 1900s as part of Clifton's suburban expansion, the house reflects the confidence and architectural ambition of York's prosperous professional classes as they moved beyond the medieval city walls into greener residential surroundings.

The beautifully proportioned interiors are filled with natural light and retain an abundance of period detail. Features include refurbished sash windows, impressive fireplaces, ornate plasterwork, elegant cornicing, deep skirting boards, panelled doors with brass ironmongery, handsome architraves, restored cast-iron radiators and oak floorboards. A magnificent staircase with polished handrail, turned balusters and acorn-finial newel posts, rises gracefully

to the first floor passing a tall arched sash window. Throughout the house, carefully crafted reproductions have been sensitively incorporated into the restoration, preserving the integrity of the original design.

The elegant period interiors are enhanced by a dramatic rear extension that spans the width of the house, with double-height glazing and two sets of doors opening onto an expansive stone-flagged terrace. An orangery-style kitchen/breakfast/family room features ambient smart lighting, flush-mounted ceiling speakers, underfloor heating beneath wide oak floorboards, electric skylights and a cylindrical wood-burning stove. A glazed sliding door opens into the hall, where the original Edwardian geometric floor tiles have been beautifully restored, giving access to a utility/laundry room and separate wc.



The bespoke Hacker kitchen is fitted with contemporary soft-close cabinetry, a two-way Quooker tap, an island unit with gas hob and a range of integrated appliances including two Siemens ovens (one steam oven), two dishwashers, a freezer and full-height refrigerator. Steps rise to the snug, providing an additional living space with glazed panels and sliding glazed doors opening onto the dining room.

The principal reception rooms are beautifully proportioned, displaying restored floorboards, elegant coving and ceiling roses, softly illuminated by tall windows overlooking the parterre garden. The dining room – which enjoys light from two aspects – features a deep bay window and a handsome cast-iron fireplace with marble surround while the drawing room enjoys wall-to-wall south-facing windows and a working cast-iron fireplace with William Morris tile slips and marble surround.

The superb principal bedroom suite occupies the entire second floor and benefits from good ceiling heights and generous eaves storage. Leafy views can be enjoyed through a dormer window, while the luxurious four-piece en suite includes a freestanding bath and corner shower. A fully fitted dressing room with south-facing sash window could, if preferred, serve as a fifth bedroom. Sliding mirrored doors on the landing provide additional wardrobe storage, illuminated by natural light from an automatic rain-sensing skylight.

Three light and airy double bedrooms are arranged across the first floor, one benefiting from a walk-in wardrobe. These rooms are served by two bathrooms, one of which was formerly an en suite to bedroom 2. The luxurious, light-filled family bathroom features electric underfloor heating, a generous wet-room shower, bath and floating vanity unit with twin basins.

Outside

The generous front garden is screened behind a mature hedge, punctuated by a green archway and ornate wrought-iron gate. A formal box parterre garden is elegantly arranged with structural evergreen planting designed for ease of maintenance, while a mature wisteria adorns the front elevation.



To the rear lies a large walled garden, notable for its privacy and tranquillity, enclosed by mature trees that create a leafy outlook and gently filter the bustle of Clifton Green. Spanning the rear elevation is a substantial flagged terrace connecting directly to the kitchen/breakfast/family room, creating an indoor-outdoor space ideal for entertaining and relaxation. Stone steps descend to the lawn, which extends towards the garage complex and is intersected by a paved pathway and central stone fountain. Well-stocked borders feature perennials, colourful shrubs, ornamental trees and a productive apple tree, with a predominantly green-and-white planting palette accented by purple tones. Discreet garden lighting further enhances the setting.

A shared access lane from Shipton Road leads to the impressive two-storey garage block, constructed beneath a slate mansard roof with rooflights. Electric up-and-over doors provide access to a double garage and separate single garage, with additional private parking for one vehicle on the paved forecourt.

From the single garage, a staircase rises to the first-floor cinema/games room, extending some 32 ft in length. This highly versatile space, with electric heating and three Velux windows, is currently used as a cinema room and workspace. Subject to the necessary consents, there is potential for conversion into a self-contained annexe utilising existing ground-floor plumbing.





Environs

17 Clifton Green occupies a prime position on the north side of the green, within easy reach of a wide range of local shops and businesses including a Spar convenience store, delicatessen and The Old Grey Mare, an historic coaching inn and Brew York pub. Adjacent are the beautiful 14-acre gardens of Homestead Park, which include a children's play area.

Local cycle routes and footpaths provide popular riverside walks into York city centre and out towards Rawcliffe Country Park and beyond.

York's renowned independent schools, St Peter's and Bootham, are just a few minutes' walk away on the edge of the city centre. York Railway Station, offering swift mainline services to London King's Cross, can be reached on foot in around fifteen minutes via the pedestrian footbridge.

Clifton is particularly well placed for access to the A19 and York ring road, together with the A59 towards Harrogate and the A64 and A1(M), providing excellent regional connectivity.

Directions

No. 17 Clifton lies on the north side of Clifton Green, facing the village green. Rear access is from Shipton Road.

What3words: ///starts.region.relay

Viewing

Strictly by appointment



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** June 2026. Brochure by wordperfectprint.com



ESTABLISHED 1992

