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- ## Freehold Council Tax Band - B

1ST FLOOR
29.2 sq. ft. (27.1 sq.m.) approx.

BEDROOM
4.0m x 3.4m
13'1" x 11'2"

LANDING
DOWN
UP

BEDROOM
3.5m x 2.0m
11'5" x 6'7"

BATHROOM
6'7" x 6'3"
2.0m x 1.9m



Scaife Gardens
, York
YO31 8HX

£270,000



Ashtons Estate Agents are delighted to present this beautifully presented two-bedroom home, tucked away in a peaceful cul-de-sac within the highly sought-after Clifton area of York. Ideally positioned within walking distance of York Teaching Hospital, York city centre, the railway station, local shops, cafés, supermarkets and picturesque riverside walks, this superb home offers the perfect balance of convenience and tranquillity.

Offered for sale with no onward chain, the property is beautifully presented throughout and is ready for its next owners to make it their home. A welcoming entrance hall leads into a bright and spacious open-plan living and dining room, creating a wonderful space for both relaxing and entertaining. To the rear, the modern fitted kitchen offers a range of wall and base units with ample worktop space, a breakfast bar and direct access to the private courtyard garden.

To the first floor are two well-proportioned bedrooms, together with a modern house bathroom fitted with a white three-piece suite and shower over the bath.

A real standout feature of this home is the outside space. Unlike many properties within the development, which typically offer just a single parking space, this property benefits from off-street parking for multiple vehicles to the side. Gated access leads to a larger-than-average private walled courtyard garden, providing a fantastic low-maintenance space for outdoor dining, entertaining or simply relaxing. To the front, an attractive forecourt with railings and a gated entrance enhances the property's character and kerb appeal.

Combining a highly desirable location, generous parking, a larger-than-average courtyard garden and beautifully presented accommodation, this chain-free home is sure to appeal to first-time buyers, professionals, downsizers and investors alike. Early viewing is highly recommended.

