



Ebsay Drive  
Clifton Moor, York  
YO30 4XR

Offers Over £325,000



A well presented three bedroom detached family home situated in the highly sought after Clifton Moor area of York, offering spacious accommodation, a private rear garden, garage and driveway parking. Clifton Moor remains one of York's most popular residential locations, benefiting from a wealth of nearby amenities including supermarkets, retail parks, restaurants, leisure facilities and highly regarded schools.

The property is entered via a welcoming entrance hallway with a convenient ground floor W.C. Positioned to the front of the property is a generous lounge, providing an excellent space for relaxation and family living. To the rear is a separate dining room which opens into the conservatory, creating a versatile arrangement ideal for entertaining and everyday family life.

The modern fitted kitchen overlooks the rear garden and offers a range of wall and base units together with ample worktop space. A useful utility area is located to the rear of the detached garage, providing additional storage and laundry facilities.

To the first floor are three well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom is a comfortable double. A good sized single bedroom provides flexible accommodation for a child's room, guest bedroom or home office. The bedrooms are served by a family bathroom fitted with a three piece suite and shower over the bath.

Externally, the property enjoys an attractive front garden and driveway providing off street parking and access to the garage. To the rear is a private enclosed garden featuring a patio seating area and lawn, offering an ideal space for outdoor dining, entertaining and family enjoyment.

This attractive detached home is sure to appeal to families, professionals and downsizers alike, and early viewing is highly recommended.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

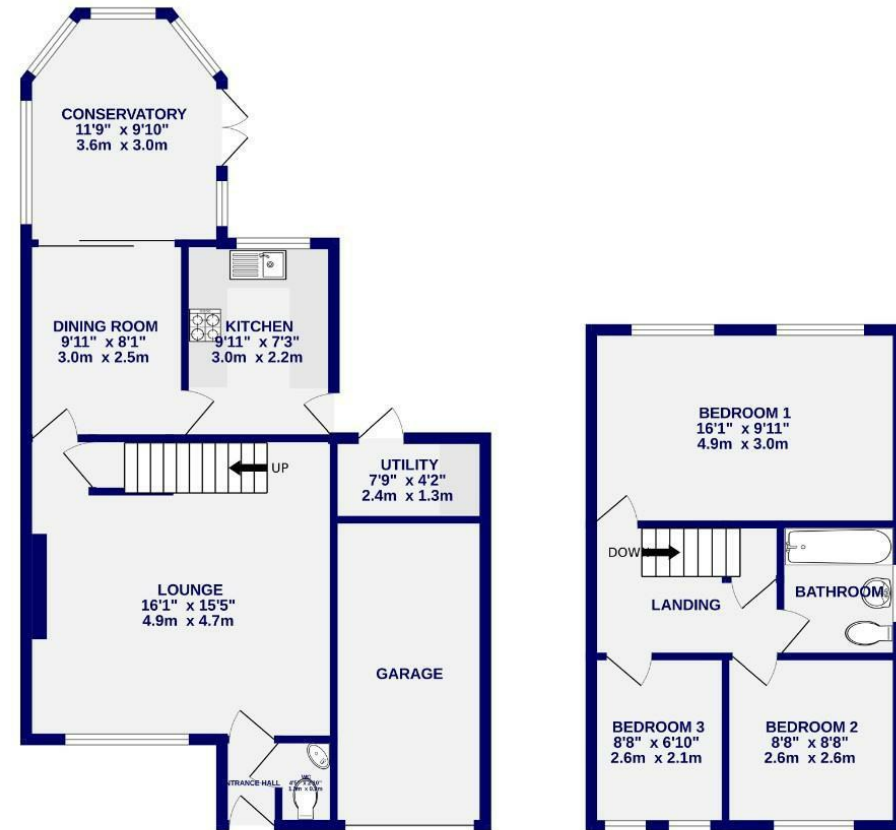




# Ebsay Drive Clifton Moor, York YO30 4XR

Freehold  
Council Tax Band - D

- Spacious Detached Home
- Three Bedrooms
- Well Presented & Maintained
- Sought After Location
- Close To City Centre & Local Amenities
- Gardens, Garage & Driveway
- EPC - D



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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