



Water Lane
Clifton, York
YO30 6PN

Offers Over £280,000



Ashtons Estate Agents are delighted to present this immaculately presented, elevated three bedroom end-terrace home, offering modern and comfortable living with the added benefit of off-street parking for two vehicles to the front. A great first-time buy, the property is ideally located close to the city centre and a range of local amenities, making it perfectly suited for convenient day to day living.

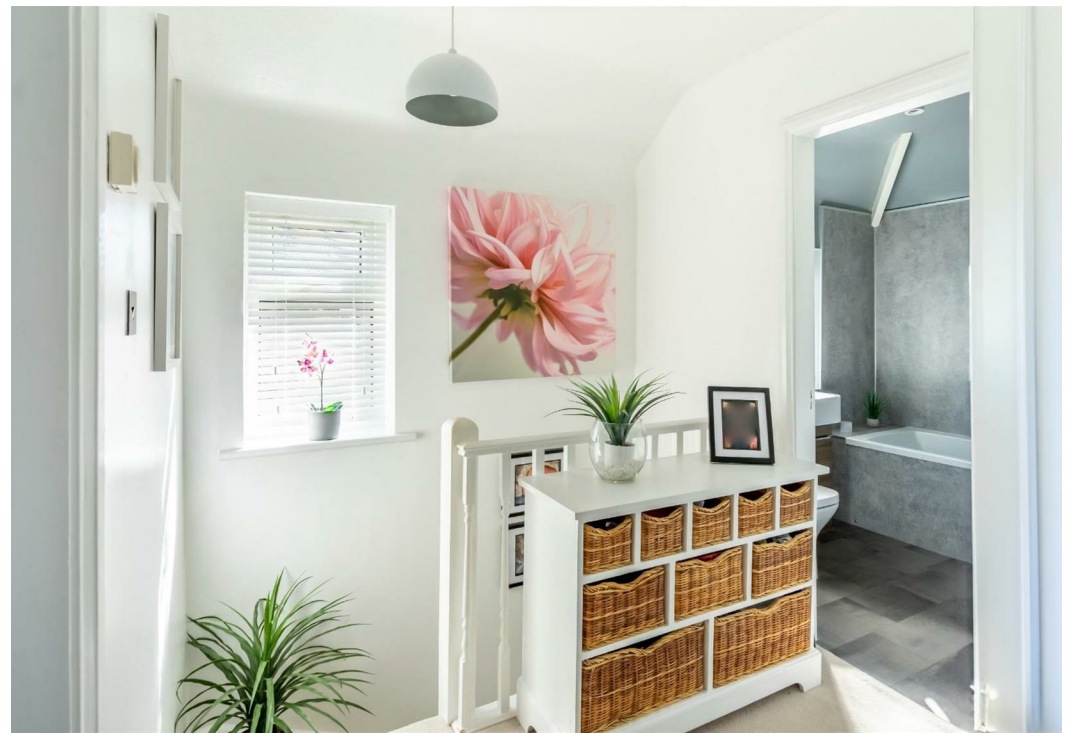
Upon entering, you are welcomed into a bright and airy entrance hall leading through to a spacious living room, offering ample room for a range of furniture and a lovely space to relax. To the rear of the property is the beautiful well-appointed kitchen, fitted with a range of modern wall and base units, along with a practical breakfast bar, creating a sociable and functional space for everyday living. From here, the space flows into a roofed conservatory, currently used as a dining area, providing a seamless connection between the home and garden, with double doors opening out to the rear.

The rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and a well-planned layout, ideal for outdoor dining and relaxing in the warmer months.

To the first floor are two good-sized double bedrooms and a comfortable third bedroom, offering flexibility for family living, guests, or a home office. The accommodation is completed by a sleek modern family bathroom.

A fantastic opportunity to acquire a well-located and stylish home, perfect for stepping onto the property ladder or extending subject to the relevant planning permissions.





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Freehold
Council Tax Band - B

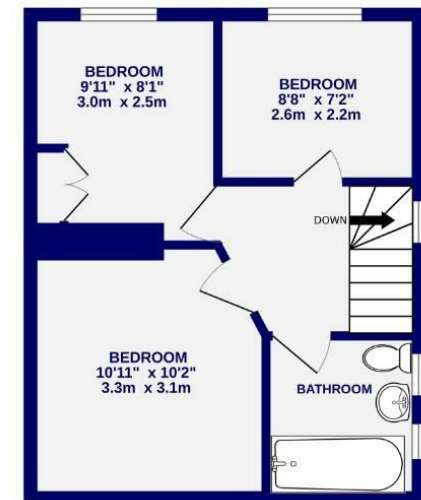
- Immaculately Presented End Terrace Home
- Three Well Proportioned Bedrooms
- Ideal First Time Buyer Opportunity
- Spacious Living Room With Natural Light
- Modern Kitchen With Breakfast Bar
- Conservatory Dining Area To Rear
- Close To City Centre And Amenities
- Off Street Parking For Two Cars
- Low Maintenance Landscaped Rear Garden
- EPC D

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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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. It is included in the plan the garages/porches 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. Made with Metapix ©2025