



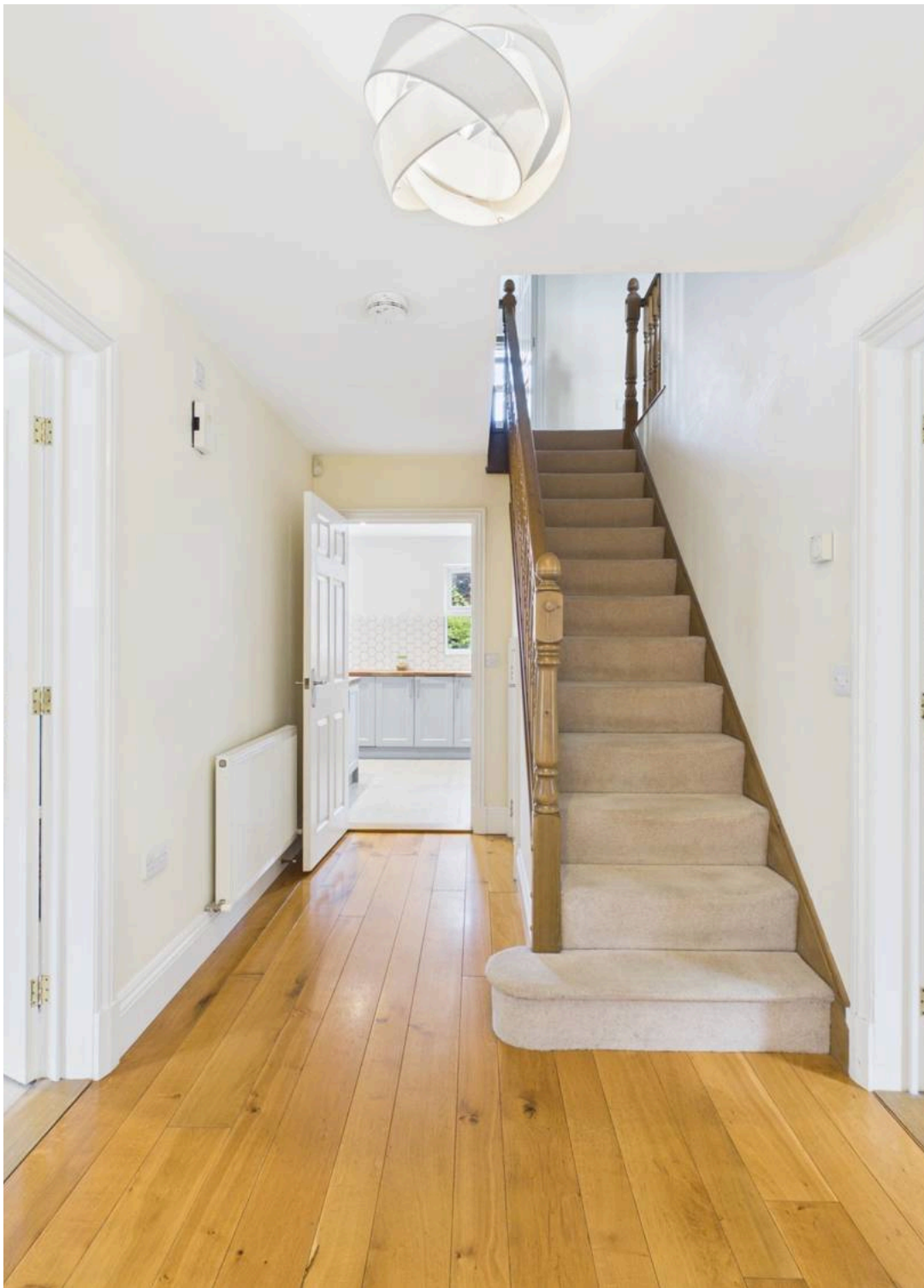
York Road, Cliffe, YO8 6NU

In Excess of **£425,000**





- Spacious Four Bed Family House
- East Facing Secure Rear Garden
- Driveway And Garage Parking
- 148 Sq. M/ 1603 Sq. Ft.
- Mains Gas Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Internet: FTTP. Mobile: 4G
- Built By Hogg Homes
- EPC Rating (TBC)
- Council Tax Band 'E'



Step through the part walled and decorative iron gates and along a path lined with sculpted ball hedges, and you'll find yourself at the threshold of this beautifully presented four-bedroom detached home, built by renowned Hogg The Builder.

Each room unfolds with a sense of welcome, crisply decorated and thoughtfully arranged to offer both comfort and style. Inside, elbow room comes with elbow room, with 148 square metres (1,603 square feet) of living space designed for family life to flourish. You get the feeling of the space on offer as you walk into the entrance hall which is impressive.

The heart of the home is the striking and recently fitted kitchen, in a dreamy cottage blue colour its a culinary haven with breakfast island, work surfaces and plenty of cupboard space. The integrated appliances include fridge/freezer, dishwasher, oven and hob.

Adjacent, a ground floor utility room and convenient w.c make daily living seamless with access to the rear garden via a side door.

This home boasts two large reception rooms a through lounge with feature fireplace leading into the conservatory provides a versatile nook to bask in the warmth or watch the seasons change. The dining room provides space for a large dining table to make meal times with the whole family very convenient.

The adaptable layout invites you to shape each space to your needs, whether you crave a formal dining area, a playroom, or a quiet corner for work or study this home has it all.

Upstairs, four generous double bedrooms await, each offering a private retreat at the end of the day, and the family bathroom is thoughtfully appointed for moments of refresh and relaxation. The impressive Master bedroom features built in wardrobes and recently updated shower room en-suite.

There is also a good size family bathroom offering bath, corner shower, toilet and sink.

The home's practical features are as impressive as its aesthetics, with mains gas central heating, FTTP internet, and robust 4G mobile coverage ensuring modern convenience at every turn. The integral garage is more than just a place to park; with power, lighting, and an electric door, it's a secure, functional extension of the home, perfect for hobbies or storage.

In summary if you are looking for a family home in a popular village with good commuter links this one will be hard to beat!

Property Information Disclaimer

- Boiler Serviced March 2026

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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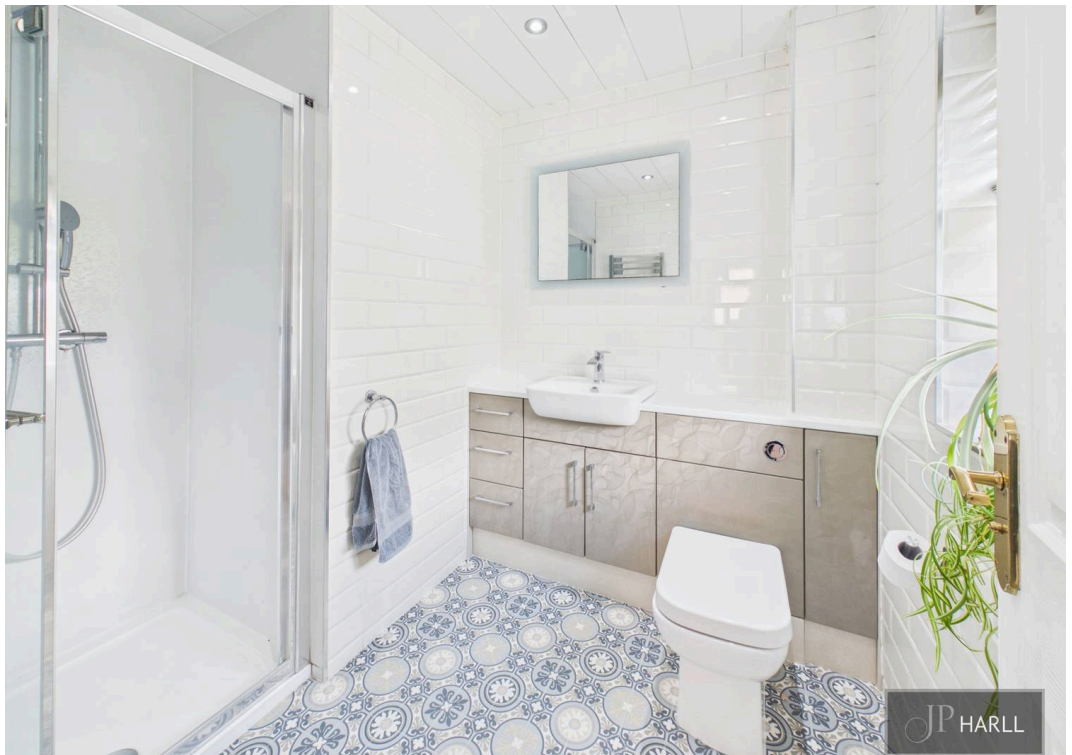
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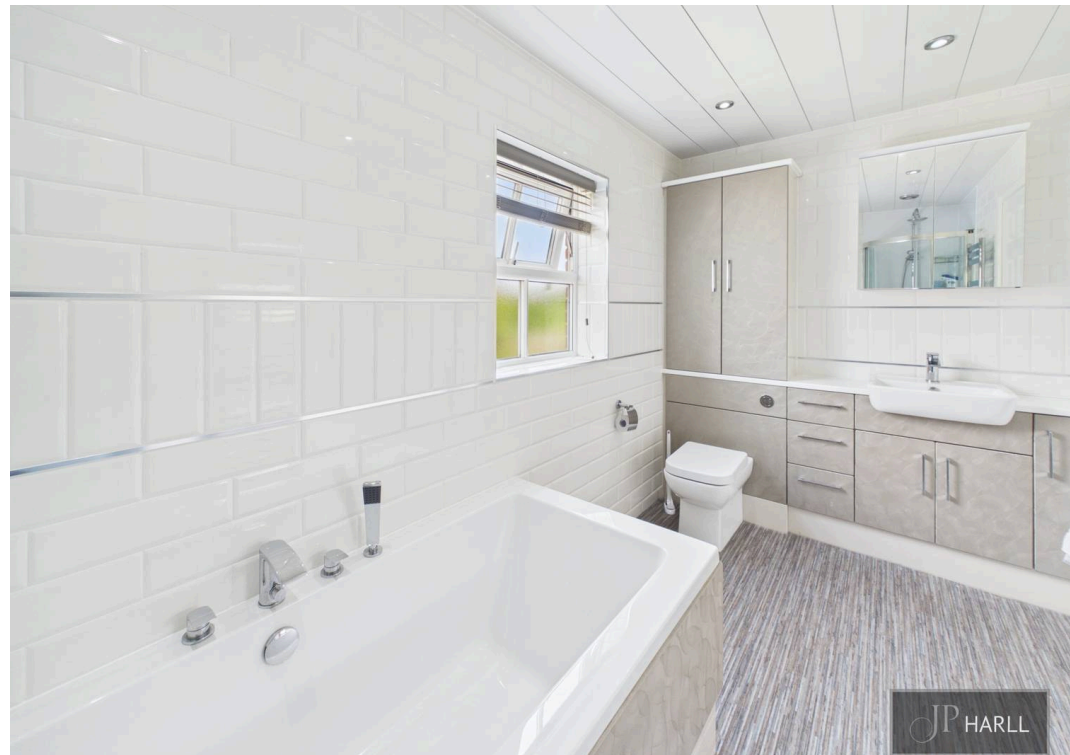
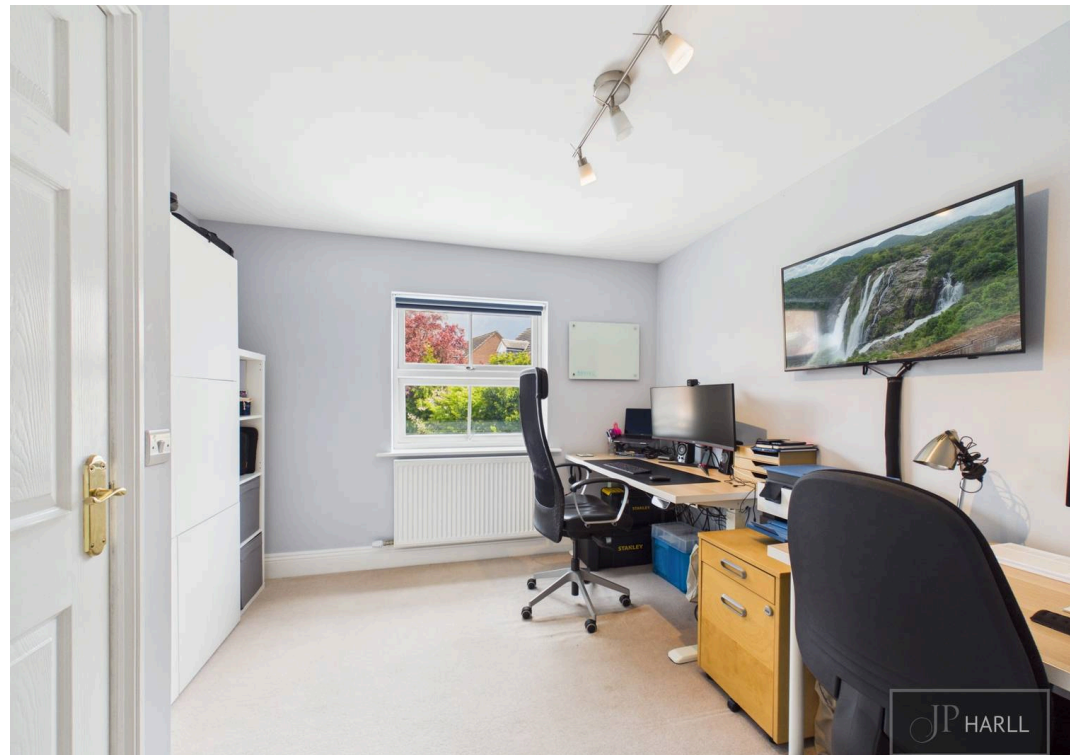
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

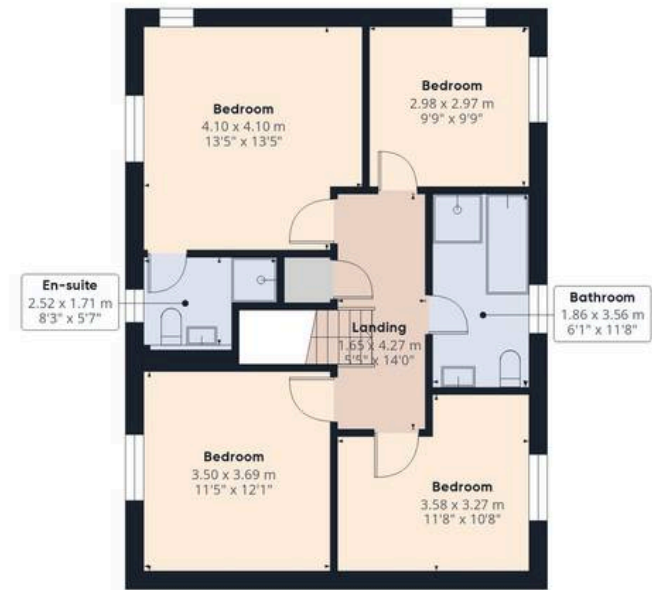








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

164.1 m²

1768 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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