



## St. Lukes Grove, York, YO30 6DD

- Three-Bedroom Semi-Detached Home
- Scope to Landscape Or Extend (Subject To Permissions)
- Close To York Hospital, Bootham & the City Centre
- Bright Bay-Fronted Living Room
- Superb Clifton Location
- Council Tax Band B

**£325,000**



# St. Lukes Grove, York, YO30 6DD

## DESCRIPTION

Tucked away on St Luke's Grove, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and add value in one of York's most convenient and well-connected residential areas. With a practical layout, generous room sizes and a good-sized plot, it's a property with genuine potential.

An entrance porch leads into a welcoming hall, giving access to the bright bay-fronted living room at the front of the house. To the rear sits the kitchen, enjoying views over the garden and offering clear scope for reconfiguration or extension (subject to permissions). A rear lobby provides access to a ground-floor W.C. and the garden.

Upstairs, the first floor provides three bedrooms — two comfortable doubles and a third single ideal as a study, nursery or dressing room. A shower room completes the accommodation.

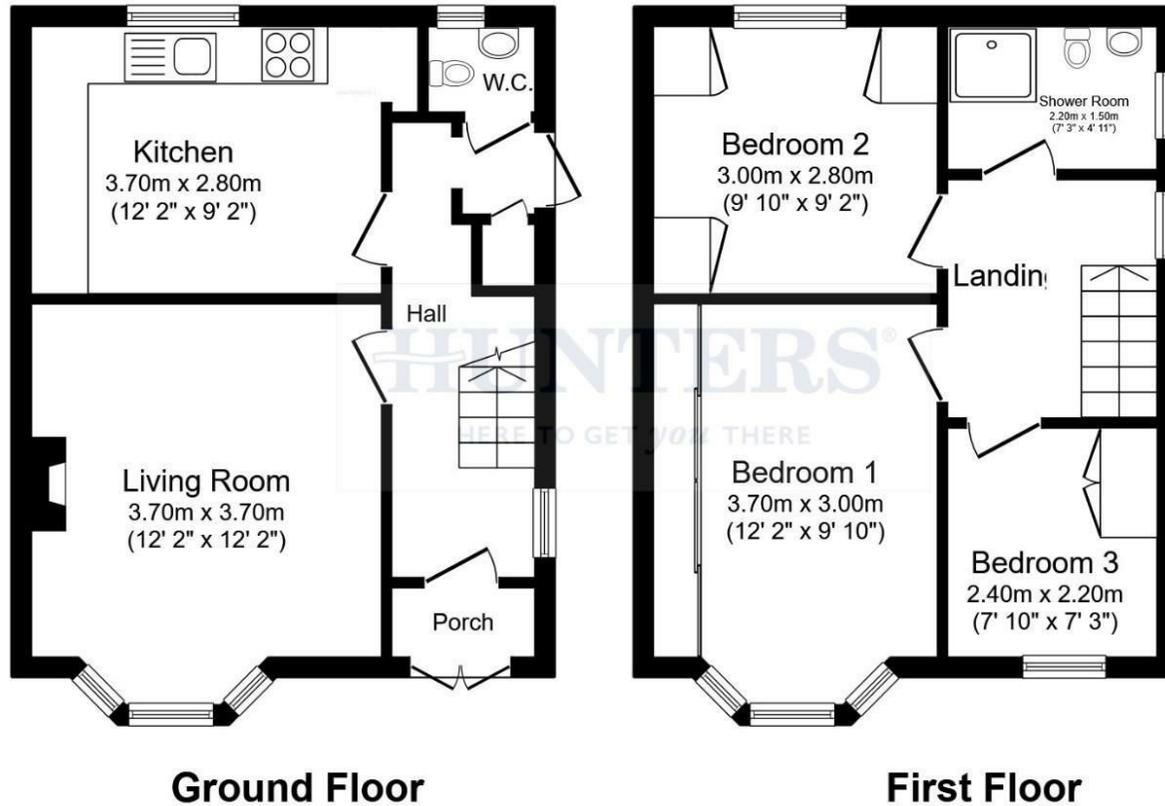
Outside, the rear garden offers a blend of lawn and patio with plenty of space to landscape or create an outdoor seating area. To the front, the property benefits from driveway parking.

St Luke's Grove enjoys a superb position close to York Hospital, Clifton Green, Bootham and the city centre, all within easy reach. Local shops, cafés and amenities are nearby, and the area benefits from strong transport links and easy access to York Railway Station.

With its excellent location and clear potential, this is a home ready for transformation — a great opportunity for those looking to create something special in a sought-after part of York.







Total floor area 71.7 sq.m. (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

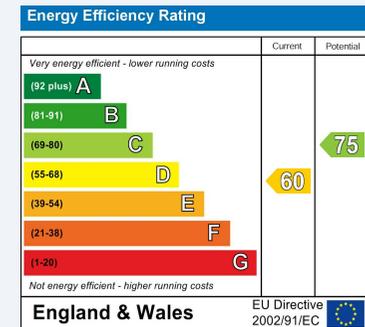
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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