



St. Lukes Grove

York

YO30 6DD

£300,000



Located in the ever-popular Clifton area of York, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Positioned within easy reach of York Hospital, Bootham, Clifton Green and the city centre, the property offers generous accommodation throughout alongside excellent potential for further improvement and extension, subject to the necessary permissions.

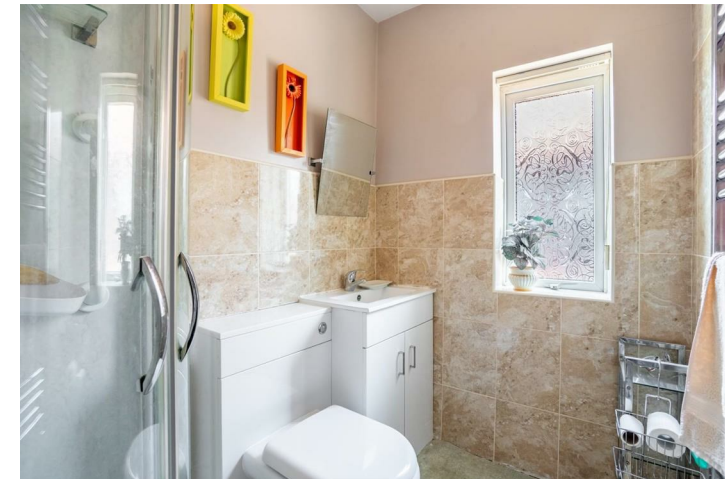
Internally, the property is entered via an entrance porch leading through to a welcoming hallway. To the front of the home is a bright bay-fronted living room, filled with natural light and offering an attractive reception space. To the rear sits the kitchen overlooking the garden, providing excellent scope for modernisation or reconfiguration to suit modern family living. A rear lobby gives access to the garden and a useful ground floor W.C.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a third bedroom ideal as a nursery, home office or dressing room. The accommodation is completed by a shower room.

Externally, the property enjoys a good-sized rear garden with a combination of lawn and patio areas, offering plenty of potential for landscaping and outdoor entertaining. To the front is driveway parking.

St Luke's Grove is well placed for a range of local amenities, well-regarded schools, regular transport links and easy access to York Railway Station, making it an excellent choice for a variety of buyers including families and professionals alike.

Offered with fantastic potential in a highly sought-after residential location, this is a wonderful opportunity to acquire a home ready to be updated and enjoyed for years to come.



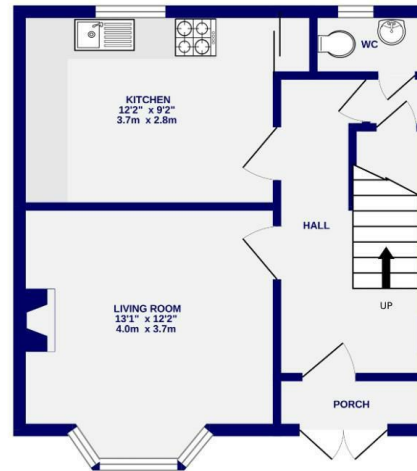


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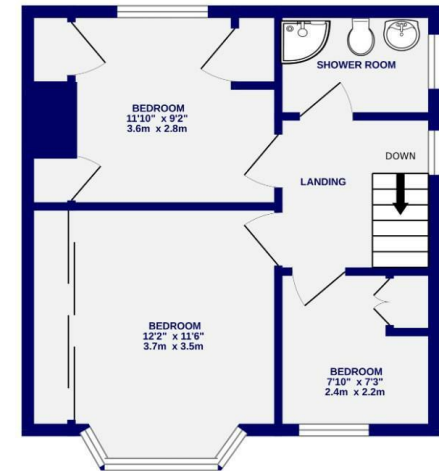
Freehold  
Council Tax Band - B

- Sought After Residential Area
- Three Bedrooms
- Semi Detached House
- Bathroom & Ground Floor W.C
- Driveway Parking
- Private Rear Garden
- No Onward Chain
- EPC D

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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 garage/borders 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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