

Ashtons

Clifton Green, , York, YO30 6LH

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, York
YO30 6LH

Offers Over £325,000

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A charming period cottage occupying a superb position overlooking Clifton Green, one of York's most picturesque and sought after residential locations, offered with no onward chain.

Clifton Green enjoys a peaceful, village like atmosphere while remaining within easy reach of York city centre, the railway station and the outer ring road. The area is particularly popular for its attractive open green space, characterful homes and excellent selection of nearby independent cafés, pubs, shops and everyday amenities.

The property is entered directly into a cosy yet surprisingly spacious sitting room, filled with period charm and centred around a feature fireplace. Doors provide access to the staircase and lead through into the cottage style kitchen, which is fitted with a range of wall and base units, integrated cooking appliances and a sink. A rear door opens directly onto the private courtyard garden.

To the first floor are two well proportioned bedrooms, both enjoying pleasant outlooks. A split level staircase leads down to the beautifully presented house bathroom, which features a traditional three piece suite comprising a roll top bath with claw feet, a low flush WC and a pedestal wash hand basin.

Externally, the property benefits from a charming and private walled courtyard to the rear, providing an ideal space for outdoor seating and dining. On street permit parking is available to the front.

Combining period character, an exceptional location and the convenience of no onward chain, this delightful cottage will appeal to first time buyers, downsizers and investors alike.

















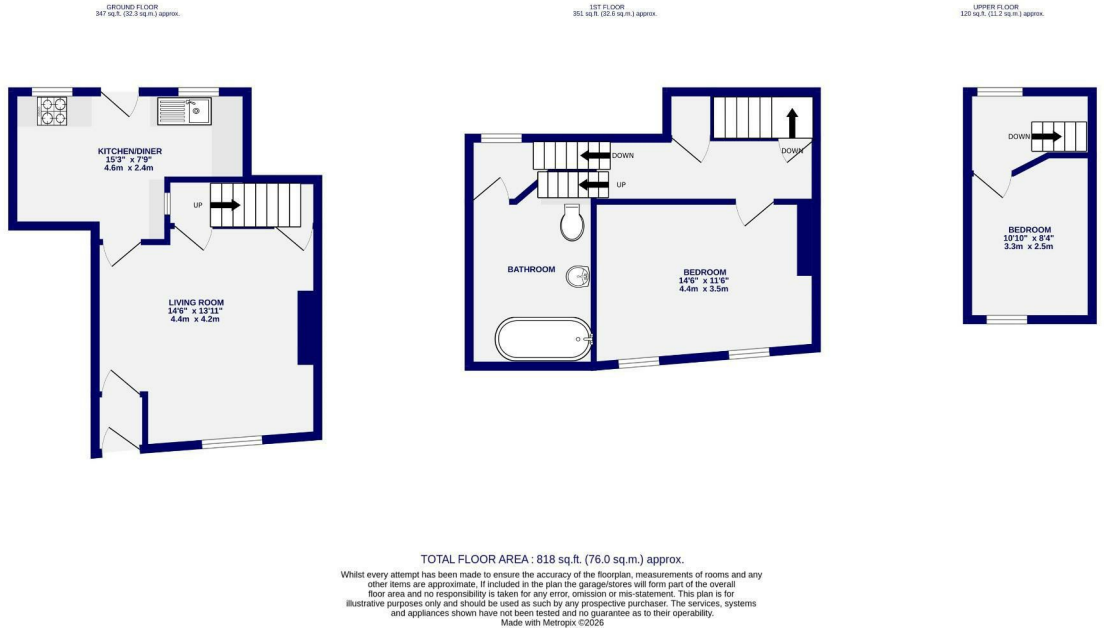




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Freehold
Council Tax Band - B

- Period Cottage
- Overlooking Clifton Green
- Courtyard Garden
- Period Features
- Ideal Investment Property
- No onward Chain
- EPC D



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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/stores 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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Ashtons

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