

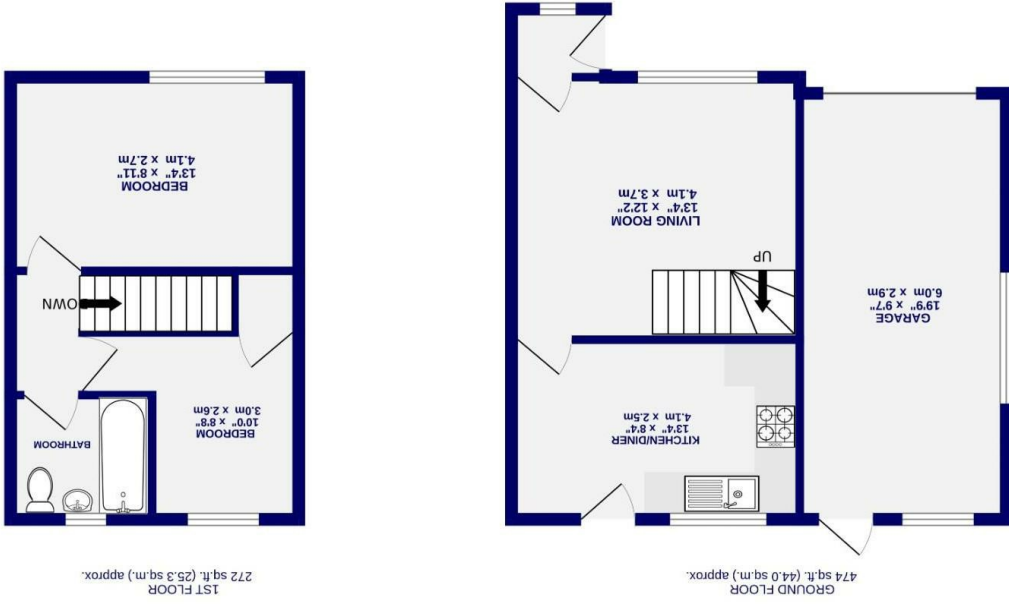
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- EPC D
- No Onward Chain
- Ideal First Home
- Ample Driveway Parking & Garage
- South Facing Rear Garden
- Superb Plot
- Two Bedrooms
- Semi Detached House

Freehold
Council Tax Band - B

Deer Hill Grove Clifton Moor, York YO30 4UE

When every attempt has been made to ensure the accuracy of the above, the measurements of rooms and any other areas are approximate. It is included in that the purchaser will bear part of the cost of any floor area and the responsibility is taken for any errors or omissions. The purchaser is advised to obtain a professional valuation of the property and to ensure that the measurements are correct. The purchaser is advised to obtain a professional valuation of the property and to ensure that the measurements are correct. The purchaser is advised to obtain a professional valuation of the property and to ensure that the measurements are correct.



Deer Hill Grove
Clifton Moor, York
YO30 4UE

Offers Over £250,000



Located in the popular residential area of Clifton Moor, to the north-west of York, this semi-detached home presents an exciting opportunity to acquire a property on a substantial plot. Previously a successful rental, the home is now offered with no onward chain and provides excellent scope for modernisation and personalisation, as well as extension (subject to the necessary planning permissions) making it ideal for a range of buyers.

Internally, the property comprises an entrance hall leading through to a spacious living room positioned at the front of the home, with stairs rising to the first floor. To the rear, a fitted kitchen offers a range of wall and base units, ample worktop space and room for a dining area. The first floor features two well-proportioned bedrooms and a well-maintained three-piece bathroom.

Externally, the property truly stands out, occupying a generous plot with a sizeable south facing rear garden that is predominantly laid to lawn, complemented by flowerbeds and patio areas. To the side, a single garage with a pitched roof provides excellent storage or potential for further development, subject to the necessary planning permissions. The front of the property offers driveway parking for multiple vehicles, along with additional lawned areas that enhance both kerb appeal and future potential.

Sure to be popular, this is a fantastic opportunity for buyers looking to create a home tailored to their own tastes, and early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

