



Lucas Avenue  
Clifton, York  
YO30 6HJ

£250,000



A well-presented three-bedroom mid-terrace home with driveway and garden, ideally located close to York city centre and local amenities.

Situated just off Burton Stone Lane, this three-bedroom mid-terrace offers easy access to York city centre, York Hospital, local schools, shops, and a wide range of amenities. With its well-proportioned rooms, and convenient location, this home is ideal for first-time buyers or young families and is not to be missed.

The front door opens into an entrance hall with stairs to the first floor. To the left is a bright and spacious lounge, featuring a central fireplace and a door leading into the open-plan dining kitchen. The kitchen is flooded with natural light and fitted with a range of units, offering space for a fridge freezer, washing machine, and dishwasher. There is also access to a handy understairs pantry and French doors opening onto the rear garden.

Upstairs, the property offers two generous double bedrooms and a well-sized single room, ideal as a nursery or home office. Bedrooms one and two benefit from useful built-in storage. The family bathroom features a three-piece suite, including a shower over the bath.

Externally, the property boasts a driveway providing off-street parking to the front. A covered passageway offers side access to the enclosed rear garden, which includes lawn, a patio area ideal for outdoor dining, and two useful storage outbuildings, all enclosed by fencing for privacy.

Offered no onward chain, early viewing is highly recommended.

Council Tax Band B



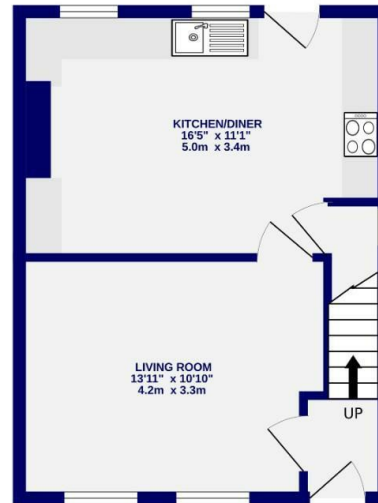


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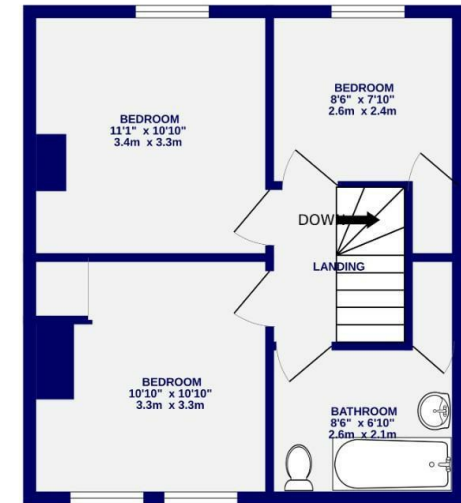
Freehold  
Council Tax Band - B

- Mid Townhouse
- Three Bedrooms
- First Floor Bathroom
- Central Location
- Ideal First Or Family Home
- Driveway Parking
- No Onward Chain
- EPC D

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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