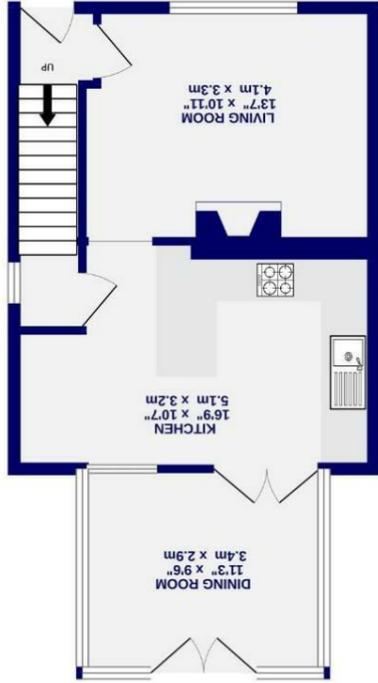


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

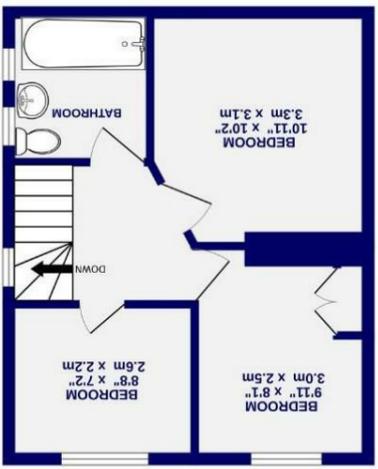
Water Lane Clifton, York YO30 6PN

Freehold
Council Tax Band - B

- Immaculately Presented End Terrace Home
- Three Well Proportioned Bedrooms
- Ideal First Time Buyer Opportunity
- Spacious Living Room With Natural Light
- Modern Kitchen With Breakfast Bar
- Conservatory Dining Area To Rear
- Close To City Centre And Amenities
- Off Street Parking For Two Cars
- Low Maintenance Landscaped Rear Garden
- EPC D



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

TOTAL FLOOR AREA - 792 sq.ft. (73.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the accuracy of the floorplans and measurements of rooms and other areas and should be satisfied by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Water Lane
Clifton, York
YO30 6PN

£290,000



Ashtons Estate Agents are delighted to present this immaculately presented, elevated three bedroom end-terrace home, offering modern and comfortable living with the added benefit of off-street parking for two vehicles to the front. A great first-time buy, the property is ideally located close to the city centre and a range of local amenities, making it perfectly suited for convenient day to day living.

Upon entering, you are welcomed into a bright and airy entrance hall leading through to a spacious living room, offering ample room for a range of furniture and a lovely space to relax. To the rear of the property is the beautiful well-appointed kitchen, fitted with a range of modern wall and base units, along with a practical breakfast bar, creating a sociable and functional space for everyday living. From here, the space flows into a roofed conservatory, currently used as a dining area, providing a seamless connection between the home and garden, with double doors opening out to the rear.

The rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and a well-planned layout, ideal for outdoor dining and relaxing in the warmer months.

To the first floor are two good-sized double bedrooms and a comfortable third bedroom, offering flexibility for family living, guests, or a home office. The accommodation is completed by a sleek modern family bathroom.

A fantastic opportunity to acquire a well-located and stylish home, perfect for stepping onto the property ladder or extending subject to the relevant planning permissions.

