



Highcliffe Court Clifton Green, York YO30 6BP

£300,000



Located in a quiet cul-de-sac development just off the much-loved Clifton Green, this beautifully presented two-bedroom mid-terraced home offers stylish and comfortable living within easy walking distance of York city centre. Tastefully decorated throughout, the property combines a thoughtful layout with excellent storage and the added benefit of an integrated single garage.

The welcoming entrance vestibule provides a useful space for coats and shoes before opening into the bright and spacious open-plan living and dining room. A large front window fills the room with natural light, while patio doors open directly onto the rear garden, creating a lovely connection between the living space and outdoors. The kitchen is positioned to the rear and enjoys views over the garden.

An attractive oak and glass staircase leads to the first floor, where there are two Double bedrooms. The impressive principal bedroom benefits from a walk-in wardrobe with a dedicated dressing area and table, creating a stylish and practical retreat. The second bedroom is currently used as a home office but still comfortably accommodates a double bed, demonstrating the excellent proportions and versatility of the room. A contemporary bathroom completes the first floor.

Outside, the rear garden has been thoughtfully created as a peaceful private retreat, with a choice of tucked-away nooks providing lovely spots to sit and read, relax or entertain, together with space for alfresco dining. The integrated single garage provides useful storage, while there is also on-street parking available.

The location is a real highlight, with Clifton Green just moments away and York city centre approximately a ten-minute walk from the property. A fantastic selection of cafés, independent shops, restaurants and everyday amenities are all within easy reach.

A beautifully presented home in an enviable city location, offering style, versatility and excellent outdoor space. Early viewing is highly recommended.





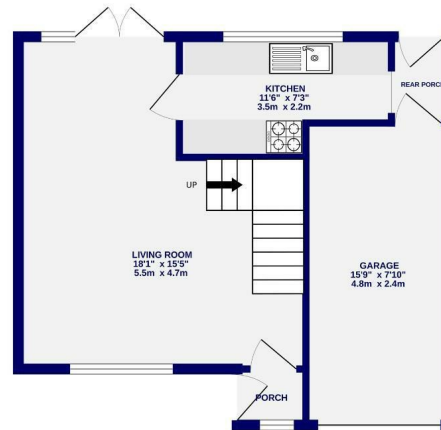
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Freehold
Council Tax Band - B

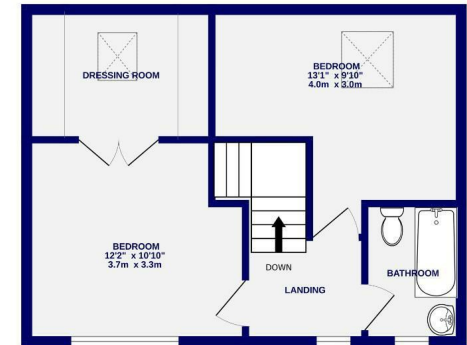
- Modern Terraced Home With Garage
- Two Bedrooms
- Open Plan Living Dining room
- Modern Galley Kitchen
- Tastefully Decorated Throughout
- Walk In Wardrobe To The Primary Bedroom
- Excellent and Sought After Location
- Tucked Away In A Cul-De-Sac
- Tranquil Rear Courtyard Garden

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GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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. If included in the plan the garage/shed 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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