



St. Philips Grove
Clifton, York
YO30 6JT

£265,000



Located in the ever-popular residential area of Clifton and set on a generous plot, this beautifully renovated townhouse is ready for its next owners to move straight in. Offered with no onward chain, it presents an ideal opportunity for first-time buyers or those looking for a stylish and low-maintenance home. With a range of local amenities close by, as well as York city centre and the train station within comfortable walking distance, the location could not be more convenient.

Inside, the welcoming entrance hall leads through to a bright and airy reception room, where a large front window allows natural light to pour through. To the rear sits the impressive open-plan kitchen diner, fitted with elegant shaker-style wall and base units providing excellent storage and generous worktop space, complemented by contemporary metro-tiled splashbacks. The room offers ample space for both dining and relaxation, with plenty of room for freestanding appliances to suit modern lifestyles.

To the first floor are three well-proportioned bedrooms, served by a stylish and well-presented three-piece family bathroom.

Externally, the property benefits from ample driveway parking to the front, while to the rear lies a generous south-facing garden offering excellent potential for extension, subject to the relevant planning permissions. The garden is predominantly laid to lawn, with defined seating areas and fenced boundaries providing both privacy and space to enjoy outdoor living. A brick-built outstore offers useful additional storage.

Offered with no onward chain, this wonderful home is sure to appeal to a range of buyers, and early viewing is highly recommended.

Council Tax Band B

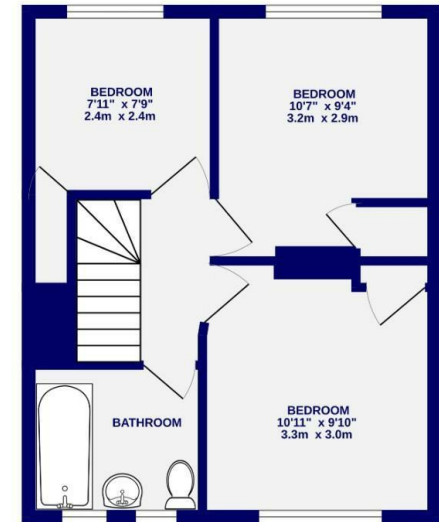
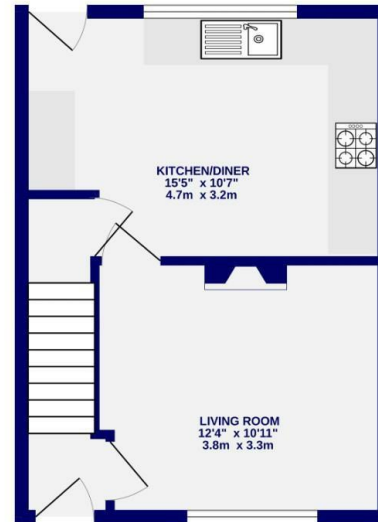




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Freehold
Council Tax Band - B

- Townhouse
- Three Bedrooms
- Driveway Parking
- Generous Garden
- South Facing Rear Garden
- Popular Residential Area
- No Onward Chain
- EPC E



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.
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