

Ashtons

Clifton Dale, Clifton Green, York, YO30 6LJ

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YO30 6LJ

£750,000

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Occupying an enviable position just moments from the ever-popular Clifton Green, Clifton Dale is a substantial period home that has been cherished by the same family for over 40 years. Offering generous accommodation across three floors, the property presents a rare opportunity to create a truly exceptional long-term family home in one of York's most sought-after residential locations.

The accommodation is both spacious and versatile, comprising three reception rooms, five bedrooms and a dedicated study. A welcoming entrance hall leads through to an elegant bay-fronted sitting room, whilst the separate dining room features a charming fireplace and doors opening onto the rear garden, making it ideal for both family life and entertaining. To the rear, the well-proportioned kitchen is fitted with granite worktops and a central island, flowing seamlessly into a bright garden room overlooking the private rear garden. A ground floor WC completes the accommodation.

The first floor offers a generous principal bedroom, a further double bedroom, a family bathroom and an attractive bay-fronted study, whilst the second floor provides three additional bedrooms. While the property has been lovingly maintained, it also offers excellent scope for sympathetic modernisation, allowing a new owner to personalise the home to their own taste.

The enclosed rear garden enjoys a peaceful setting with established planting and a paved seating area, creating a wonderful space to relax or entertain.

Clifton Green remains one of York's most desirable addresses, combining a village-like atmosphere with the convenience of being less than a mile from the city centre. A fantastic range of independent shops, cafés and everyday amenities are within easy walking distance, alongside highly regarded schools including St Peter's and Bootham School. Homestead Park, riverside walks and York Sports Club are all close by, while York Railway Station just a short distance away provides travel further afield







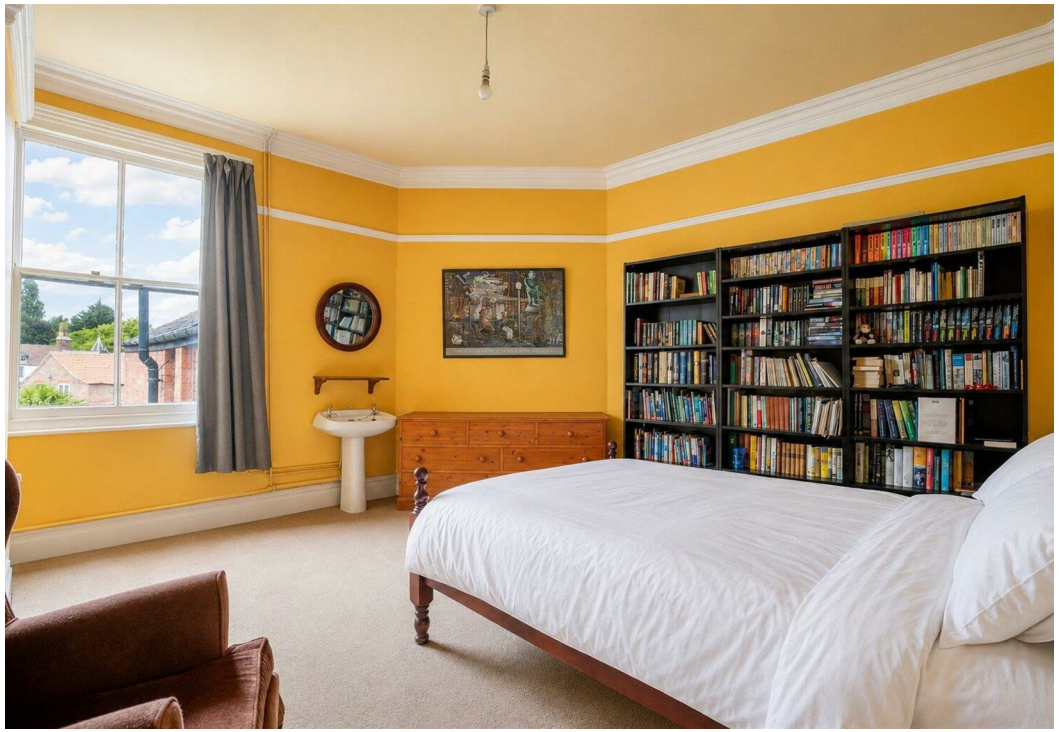









BILE BEANS

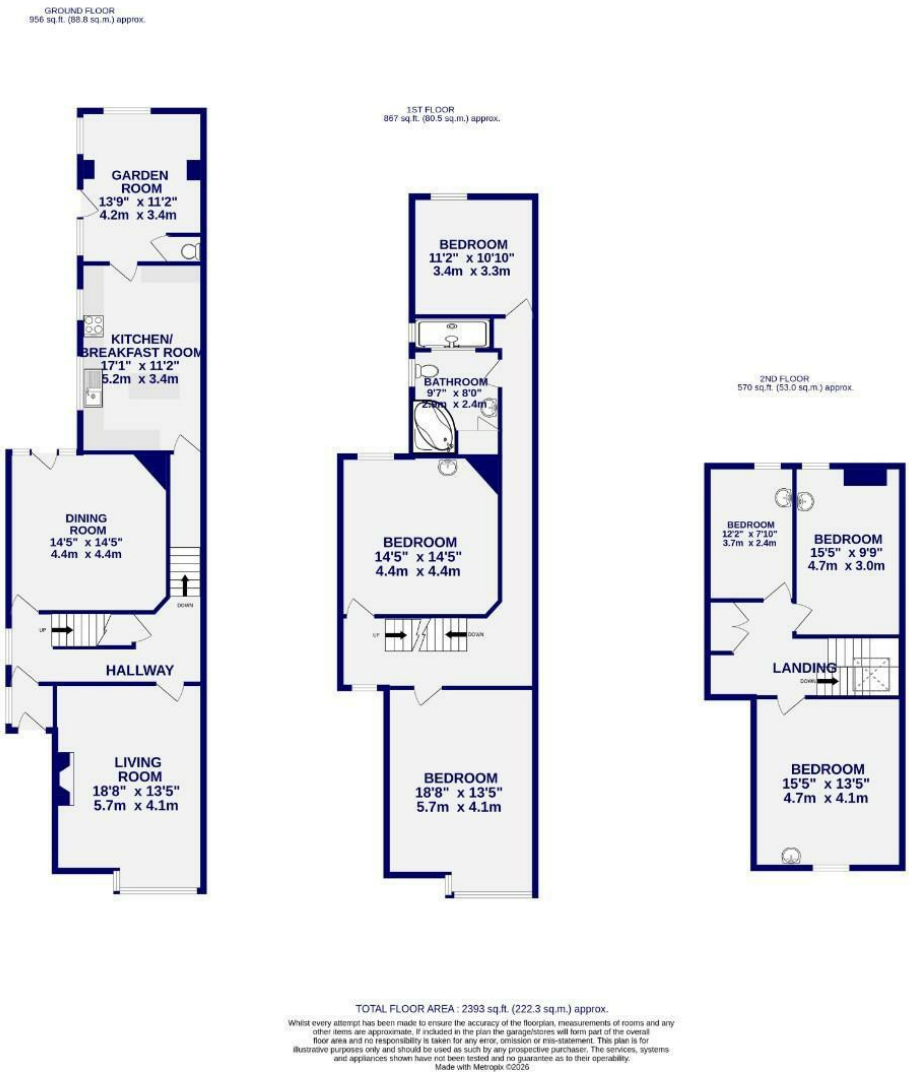




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Freehold
Council Tax Band - F

- Stunning Period Semi Detached Home
- Five Bedrooms
- Spanning Three Levels
- Central Position
- Period Features Throughout
- Enclosed Garden
- No Onward Chain
- EPC D



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Ashtons

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