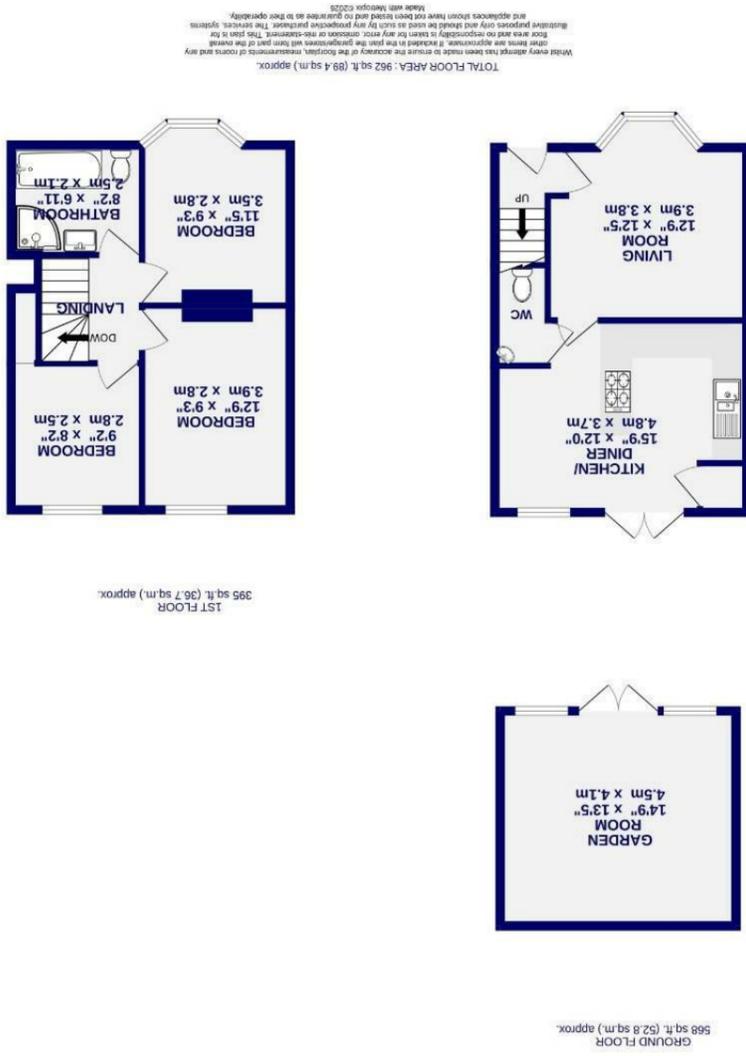


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. 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.

Burton Green Clifton, York YO30 6JZ

Freehold
Council Tax Band - B

- Immaculate Three Bedroom Mid Terrace
- No Onward Chain Property
- Ideal for First Time Buyers
- Sought After York Location
- Open Plan Kitchen Dining Space
- Patio Doors To Rear Garden
- Stylish Garden With Seating Areas
- Versatile Garden Studio
- Solar Panels
- EPC C



Burton Green
Clifton, York
YO30 6JZ

£300,000



A charming and immaculately presented three-bedroom mid-terrace home, finished with a modern touch and offering a welcoming feel throughout. Set within a sought-after area of York, the property enjoys easy access to York city centre and local amenities, while being tucked away in a quieter residential setting with a lovely green backdrop.

Upon entering, it is clear to see this is a much-loved and well-maintained home. The living room is positioned to the front of the property and is bathed in natural light from the traditional bay window. At the heart of the home is the impressive open-plan kitchen and dining space, thoughtfully designed to create a bright and sociable area, ideal for both everyday living and entertaining. Patio doors lead out to the rear patio, perfect for that indoor-outdoor feel. A WC, set just off the kitchen, completes the ground floor.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation to suit a range of buyers, whether for family life, working from home, or guest space. There is access to the large, fully boarded loft, ideal for extra storage.

Externally, to the front is a gated and walled forecourt. To the rear, the garden is a real highlight, offering a generous outdoor space with a sleek L-shaped design, ideal for versatile seating and al fresco dining. At the end of the garden, a substantial garden studio adds fantastic versatility, perfect as a workspace, hobby room, or peaceful retreat. Beyond, the property enjoys a lovely open aspect backing onto a nature reserve. The property also benefits from solar panels.

A warm and inviting home with excellent indoor and outdoor space, offered with no onward chain. Early viewing is highly recommended to fully appreciate all it has to offer.

