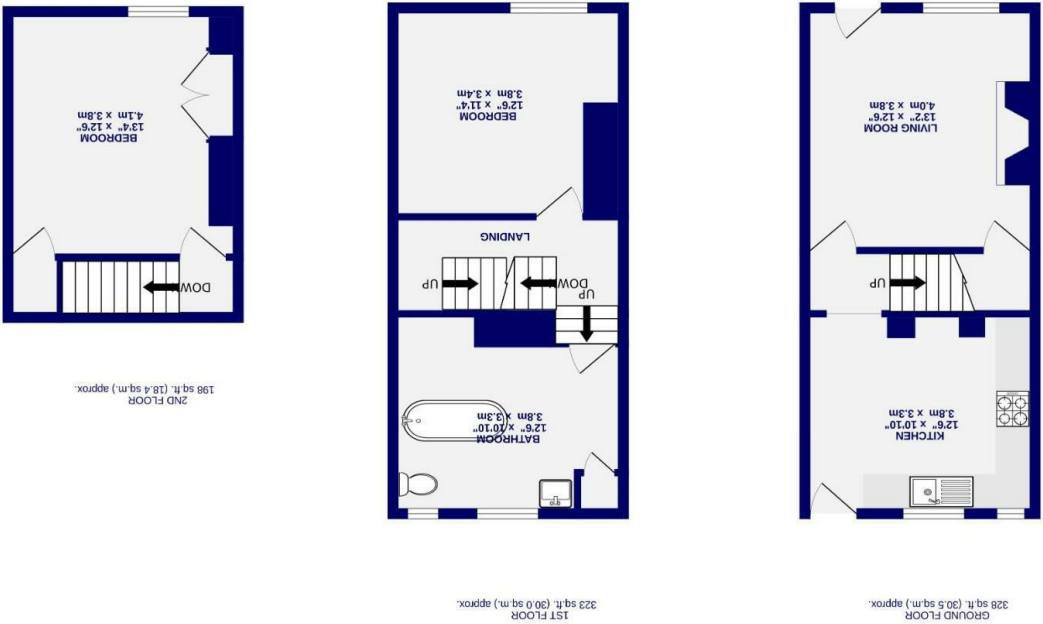




# Water End Clifton Green, York YO30 6LP

Freehold  
Council Tax Band - D

- Period Mid Cottage
- Grade II Listed
- Two Double Bedrooms
- No Onward chain
- Period Charm
- Sought After Location
- EPC D



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YO30 6LP

£275,000

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A delightful Grade II listed period mid-terrace cottage, offered with no onward chain, situated in the ever-popular Clifton Green. This sought-after location is known for its strong sense of community and excellent local amenities, including a newly rennovated pub, independent shops, and open green spaces. The property is also within walking distance of York city centre via a scenic river walk and is ideally positioned near the renowned St Peter's and Bootham Schools.

Upon entering, you are welcomed into a charming front lounge featuring an exposed brick fireplace and under-stairs storage. To the rear, a breakfast kitchen boasts a modern design, quarry-tiled flooring, and an array of integrated appliances.

The first floor offers a spacious front-facing double bedroom, alongside a generously sized rear bathroom complete with a roll-top bath and overhead shower. On the second floor, a large second bedroom provides an additional bright and versatile space. While the property is full of character and period charm, it requires some maintenance and could benefit from further modernisation.

To the rear, a courtyard with storage leads to a separate, fenced private garden located across a communal alleyway—an ideal retreat for outdoor relaxation. A fantastic opportunity for those looking to personalise a characterful home in a prime York location.

Council Tax Band- D

