





St. Philips Grove  
Clifton, York  
YO30 6JP

Chain Free £290,000



Located in the popular residential area of Clifton, to the north of York, is this spacious home set on a generous plot. Partially updated by the current owner, this home is ready to move into yet offers further potential for development and extension (subject to the relevant planning permissions). St Philips Grove is conveniently placed for easy access to York city centre and train station by foot or public transport and is within good proximity to a range of local amenities.

Internally, the property offers an entrance hall leading into the spacious living room at the front of the property with access out to the conservatory currently being used as a dining room. At the rear is the kitchen, which currently offers a range of wall and base units allowing for plenty of storage, in addition to freestanding white goods. Off the hallway again is the family bathroom fitted with shower over bath.

On the first floor are four well proportioned bedrooms, of which the fourth has a small WC and basin, all of which are flooded with natural light due to its light and airy landing.

Set on a wonderful plot, the driveway has been widened slightly for easy parking for multiple vehicles. At the rear is a very generous garden, mainly laid to lawn, with the added benefits of raised flower beds and patio areas.

Located in a popular residential area within York, early viewing is highly recommended.

Council Tax Band- B







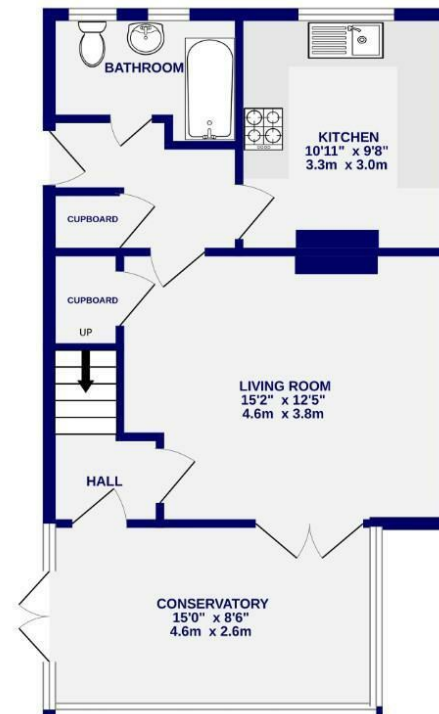


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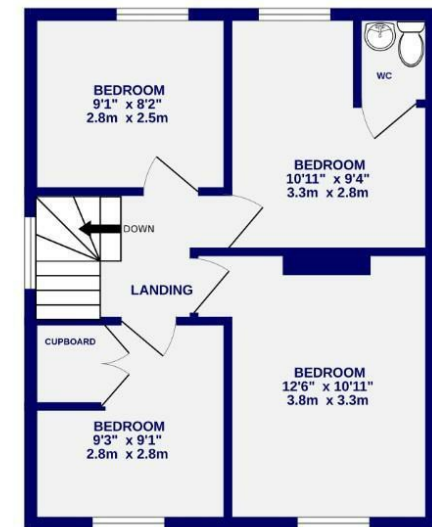
Freehold  
Council Tax Band - B

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Generous Plot
- Driveway Parking
- Well Presented Throughout
- EPC - C

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 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/porches 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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