



Fairway Clifton Without, York YO30 5QA

- Freehold
- Council Tax Band - C
- Semi Detached House
- Three Bedrooms
- First Floor Bathroom
- Exceptional Position
- Potential For Extension (STP)
- Driveway
- Ideal Family Home
- EPC TBA



Fairway
Clifton Without, York
YO30 5QA

£325,000

3 1

Situated in the popular residential area of Clifton Without and backing onto a local school's playing fields, this three bedroom semi detached home presents an exciting opportunity for its next owners. A much loved home for many years, the property offers excellent potential for extension and modernisation (subject to the necessary planning permissions).

Fairway is ideally located for easy access to York city centre and the train station, while also being surrounded by a wealth of local amenities, including shops and eateries.

Stepping inside, the property features an impressive entrance hall with original panelled walls, leading to two spacious reception rooms. Both rooms benefit from bay windows, allowing natural light to flood in throughout the day. The ground floor is completed by a fitted kitchen, with access out to the garden.

Upstairs, the first floor offers three well proportioned bedrooms, a family bathroom, and a separate WC.

Set on a generous and private plot, the property boasts ample space to the side and rear, providing excellent scope for further extension. The current garden features a large lawn with flowerbeds, all enclosed by fence & hedge boundaries for added privacy.

With its sought after location and fantastic potential, this home is expected to attract strong interest. Early viewing is highly recommended.

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