

Ashtons

Hambleton Terrace, Clifton, York, YO31 8JJ

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Clifton, York
YO31 8JJ

£425,000

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Extended and fully renovated, this mid-terrace home retains period features throughout and offers approximately 1,189 sq ft ofaccommodation across three floors. The rear extension has created a generous kitchen adjoining the dining room with a separate utility room and ground floor WC/cloakroom. The property is offered with no onward chain.

A landscaped front forecourt with feature wall panel, leads to the entrance and into a hallway with modern tiled flooring. Off the hall is a bay fronted living room and a generous dining room that opens into the newly fitted kitchen with integral dishwasher and fridge, also with a range cooker and washing machine plus feature compact laminate worktops. The kitchen leads to the utility room and separate cloakroom / WC. and also has direct access to the rear courtyard.

On the first floor are two double bedrooms, with the master bedroom benefitting from a modern lighting isntallation and a newly fitted four piece family bathroom with a bath, separate shower, wash basin and WC plus solid marble surfaces. A staircase from the landing leads to the spacious converted loft room, which measures approximately 19 ft 6 in by 13 ft 9 in and has Velux windows to the front and rear.

The renovation also included a partial rewire, new central heating boiler and new carpets. The rear courtyard provides space for outdoor seating, and on street parking is available.

Externally to the rear a south facing courtyard garden leads to a rear storage shed.





















Hambleton Terrace
Clifton, York
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Freehold
Council Tax Band - B

- Extended And Fully Renovated Mid Terrace Home
- Period Features Throughout
- Front Forecourt And Modern Tiled Entrance Hall
- Bay Fronted Living Room
- Newly Fitted Kitchen Open To The Dining Area
- Separate Utility Room And Ground Floor WC
- Approximately 1,189 Sq Ft Across Three Floors
- EPC C



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Ashtons

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