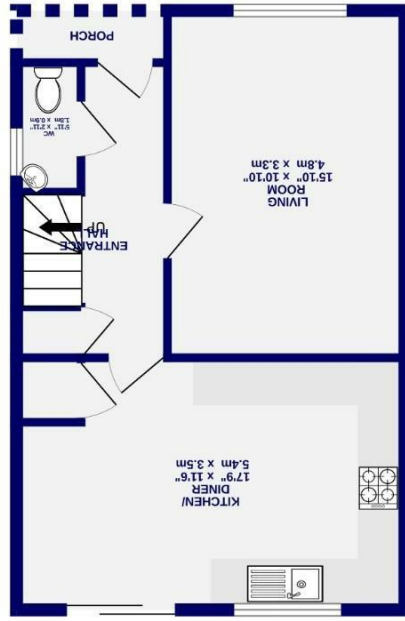




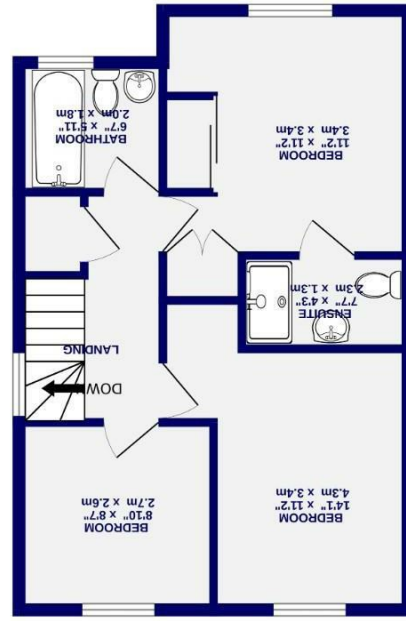
Thresher Court, Clifton Without, York, YO30 6QP

Freehold
Council Tax Band - C

- Lovely Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Tucked Away Overlooking The Green
- Principal Bedroom With En-Suite
- Spacious Modern Kitchen Diner With Appliances
- Bright And Inviting Living Room
- Enclosed Rear Garden With Two Patios
- Ground Floor Cloakroom With WC
- Driveway Parking And Detached Garage
- EPC - B



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given only and are not precise. and appliances shown have not been tested and no guarantee is made as to their capability. Made with Metaphor.co.uk

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 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.

Thresher Court
Clifton Without, York
YO30 6QP

£390,000

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Located in a popular residential development, this attractive three-bedroom semi-detached home stands proudly overlooking the green in a quiet position, yet close to York city centre and local amenities. Just off Miller Road, it is within walking distance of Clifton Moor Retail and Leisure Park, and nearby Clifton Ings. A fantastic opportunity to acquire a well-presented home in a sought-after setting.

The welcoming entrance hall leads to a bright and inviting living room at the front of the home with views of the green. The large window fills the space with natural light, creating a warm and relaxing atmosphere. To the rear, a spacious open-plan kitchen diner spans the full width of the property. The kitchen features cream shaker style wall and base units, integrated appliances including a modern level oven, gas hob and extractor, and generous worktop space. There is ample room for a dining table, while patio doors open onto the rear garden, creating a natural flow for everyday living and entertaining. A convenient utility cupboard conceals the washing machine neatly. The ground floor cloakroom with WC completes this floor.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room and lovely views of the green. The remaining bedrooms are served by a stylish family bathroom with bath, wash basin and WC, finished with modern tiling and a heated towel rail.

Externally, the property offers a driveway to the front providing off-street parking for two vehicles and a detached garage set back with and access gate to the rear garden which is enclosed, mainly laid to lawn with two paved patios, perfect for outdoor dining and enjoying the warmer months.

Carefully maintained by the current owners, this lovely home offers a fantastic opportunity for buyers seeking a bright, spacious, and well-located property within easy reach of the city.

Council Tax Band C

