



# BEAUTIFUL FAMILY HOME

116 CLIFTON, YORK, YO30 6BA

Freehold





Living room • dining room • kitchen • breakfast room •  
6 bedrooms • 3 bathrooms • courtyard

### Local information

The property enjoys an enviable position off the leafy Clifton Green, part of the historic Clifton Conservation area known for its village character, pleasant mix of period properties and local amenities including convenience store, butcher, tea rooms and public house. The area is ideally situated for an easy and pleasant approach to the historic and vibrant city centre, and the prestigious Bootham and St Peters Schools are within walking distance. There is excellent access north-west to the A1237 ring road and onwards to the A64 for travel throughout the region.

York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.

### About this property

116 Clifton is a wonderfully situated period home in the popular Clifton Green area and is full of character and charm.

The accommodation on the ground floor gives a perfect balance between everyday living and entertaining. The free flowing bespoke kitchen and breakfast room is ideal for family life and entertaining with doors opening onto the courtyard garden. The property is further enhanced by two elegant reception rooms; the living room and dining room giving more formal living areas to the ground floor.

There are three beautifully proportioned bedrooms, shower room and house bathroom on the first floor. The second floor completes the internal accommodation with a further three double bedrooms and bathroom.

The second floor would make a fantastic principal suite or a great space for children with one of the bedrooms making an ideal living and play area. This is also an excellent space for two home offices.

The property further benefits from a secure good sized courtyard with outbuilding and offers both off-street parking and well-proportioned entertaining space.

### Tenure

Freehold

EPC rating = E

### Viewing

Strictly by appointment with Savills

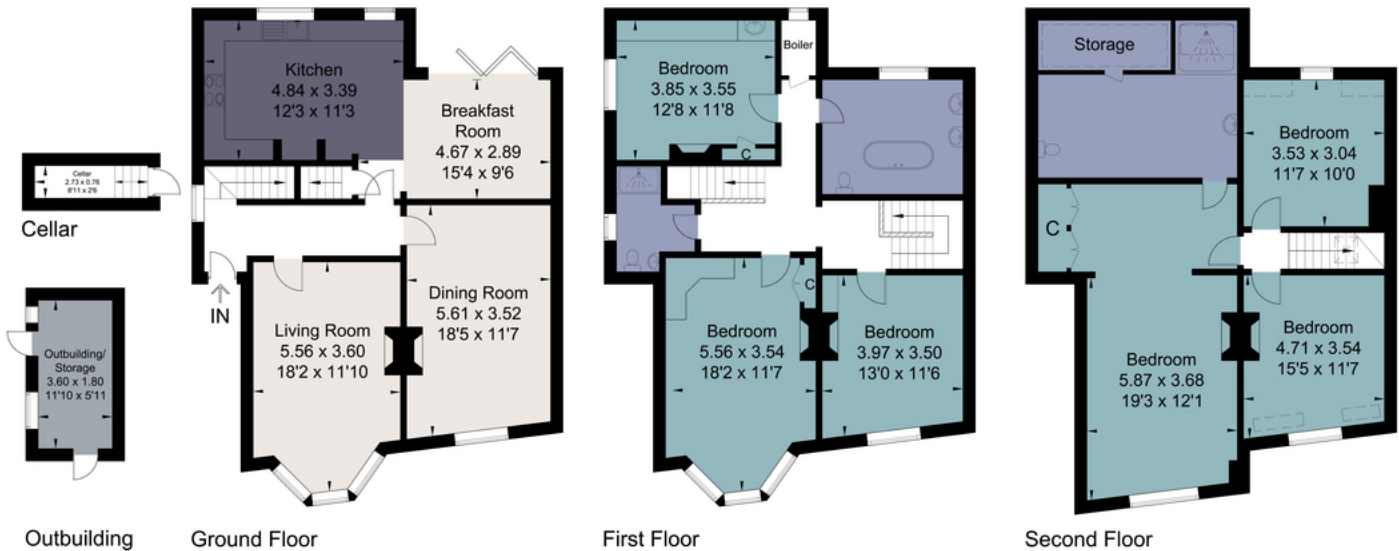







116 Clifton

Approximate Gross Internal Area : 236.20 sq m / 2542.43 sq ft  
Outbuilding : 6.48 sq m / 69.75 sq ft  
Total : 242.68 sq m / 2612.18 sq ft



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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