

8, Clifton Green, York, YO30 6LH

Offers over £1,000,000

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PRIME RESIDENTIAL









8 Clifton Green

SPLENDID 4/5 BEDROOM HOME IN EXCESS OF 2,200 SQUARE FEET WITHIN WALKING DISTANCE OF THE CITY CENTRE, RAILWAY STATION, ST PETER'S AND BOOTHAM SCHOOLS.

Significant period townhouse overlooking Clifton Green with plentiful off street parking, delightful garden and substantial workshop/garage

Accommodation comprises:-

Entrance hall, sitting room, kitchen, family room, wc, study, drawing room, principal bedroom with ensuite, 3 further bedrooms, family bathroom
Generous south facing garden, off street parking for several cars, large garage/workshop of just under 600 sq ft

DESCRIPTION

Family homes of this size together with generous gardens and exceptional parking/garaging are incredibly rare so close to the city. Dating back to the 1800's, the property was first converted to a private dwelling in the 1900's and has subsequently been the beneficiary of further sympathetic development carefully steering the building into the 21st century.

8 Clifton Green provides well-presented and versatile living accommodation in excess of 2,200 square feet over 3 floors with delightful leafy views across Clifton Green to the front, and generous landscaped gardens to the rear. There is plentiful secure parking and a large detached garage/workshop measuring almost 600 square feet.
A much loved family home, the property enjoys generous rooms which are well proportioned and bathed in natural light, with the first floor drawing room enjoying particularly pleasing views across the village green. 4/5 generous bedrooms are served by 2 contemporary bathrooms, (one en suite).

Clifton Green is one of York's most sought after residential addresses and enjoys a unique 'village' feel. It is close to the city centre, railway station, St Peter's and Bootham schools, and enjoys excellent local amenities. The 14 acres of parkland at Homestead Park and riverside walks/cycle paths are on the doorstep, with access further afield via the ring road/A64/A19 also close by.



- **Substantial 4/5 bedroom townhouse enjoying leafy views across Clifton Green**
- **Well presented and versatile accommodation in excess of 2,2000 square feet**
- **Generous south facing landscaped gardens with paved terrace seating area**
- **Off street parking for several cars**
- **Significant detached garage/workshop offering development potential subject to planning**
- **Stunning first floor drawing room with large bay window enjoying delightful views**
- **4/5 bedrooms and 2/3 further reception rooms**
- **Quiet position within walking distance of St Peter's and Bootham Schools**
- **City centre and railway station close by**
- **Easy access to the ring road for travel further afield**





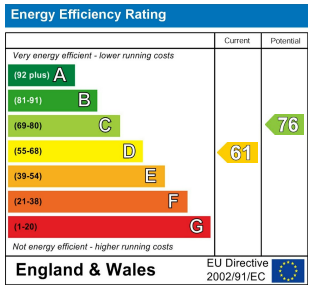
Freehold

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APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2261 SQ FT / 210.05 SQ M - (Excluding Tank Store)
Garage / Workshop (Excluding Carport) - 595 SQ FT / 55.31 SQ M
Total - 2856 SQ FT / 265.36 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows are approximate and should be independently verified
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