



**CLIFTON, YORK**  
GUIDE PRICE £475,000

**Carter Jonas**



# CLIFTON, YORK, YO30

Elegant Period Apartment in a Prestigious Clifton Setting

Occupying the ground floor of an impressive period building, this beautifully appointed apartment perfectly combines timeless character with contemporary luxury. Enjoying a highly desirable position directly opposite the renowned St Peter's School, the property is ideally situated within walking distance of York city centre, the railway station and the vibrant amenities of Clifton Green.

A spacious entrance hall provides a welcoming first impression, leading through to accommodation that has been thoughtfully designed for both comfort and style. The elegant sitting room is a particular highlight, featuring an attractive fireplace that creates a warm and inviting focal point, ideal for relaxation and entertaining alike.

At the heart of the home is a superbly appointed kitchen and dining room, fitted with a comprehensive range of quality cabinetry and integrated appliances, creating a sophisticated space for everyday living and social occasions.

The apartment offers two generous double bedrooms, both benefitting from fitted wardrobes and excellent natural light. A luxurious four-piece bathroom suite serves the property, comprising a bath, large walk-in shower, wash basin and WC, finished to a high standard throughout. A separate cloakroom with WC and basin provides additional convenience for guests.

Combining period elegance, modern comforts and an exceptional location, this wonderful apartment presents an outstanding opportunity for professionals, downsizers, investors or those seeking a stylish city base.

Located just north of the city centre, Clifton is one of York's most sought-after residential districts. Clifton Green, with its picturesque village atmosphere, independent shops, cafés and local amenities, is only moments away. The property is also perfectly placed for easy access to York Railway Station, offering regular direct services to London King's Cross in under two hours, as well as connections to Leeds, Manchester, Edinburgh and beyond.

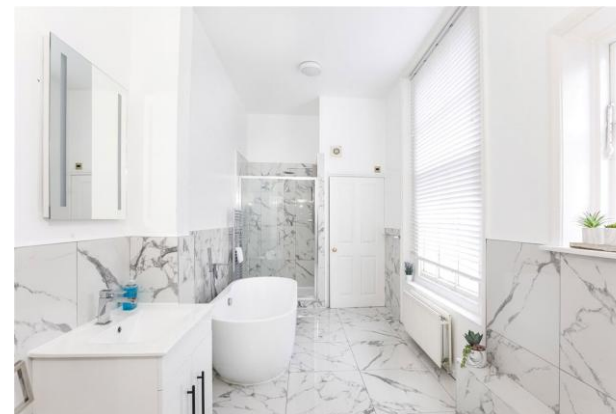
A superb opportunity to acquire a stylish and characterful apartment in one of York's most desirable and historic locations.

**TENURE** Leasehold

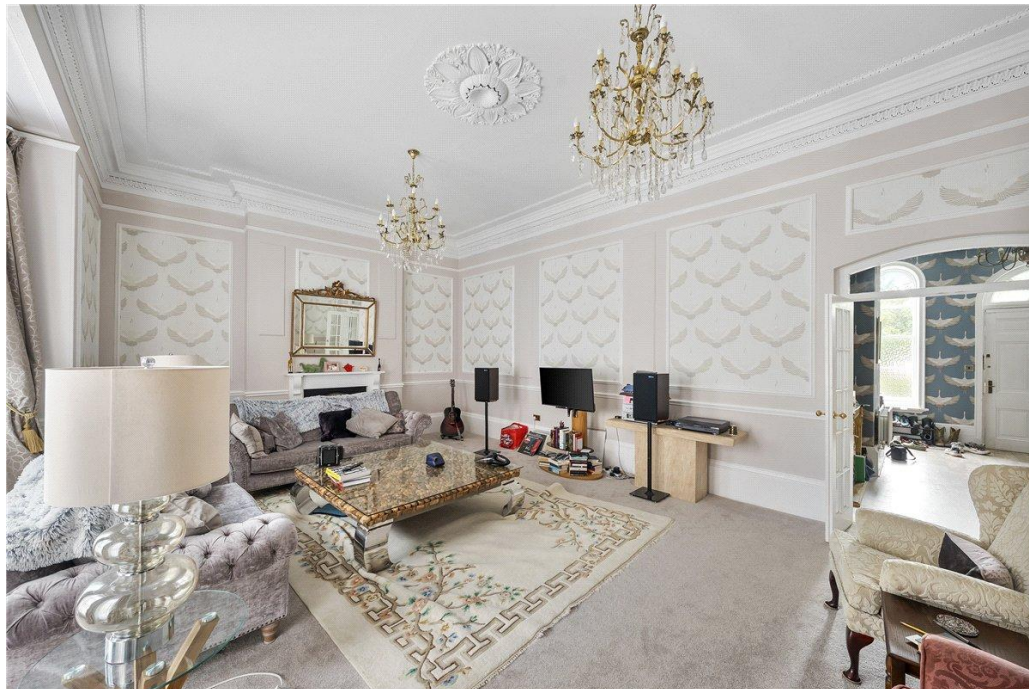
**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** C

## AN EXCEPTIONAL AND SPACIOUS TWO BEDROOM GROUND FLOOR FURNISHED APARTMENT LOCATED IN THE DESIRABLE LOCATION OF BOOTHAM WITH ALLOCATED PARKING.













## 50A Clifton



**Approx. Gross Internal Floor Area 1368 sq. ft / 127.09 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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