



WATER END, YORK, Clifton Green
Guide Price £325,000

Carter Jonas

WATER END, YORK, YO30

A Charming Grade II Listed Victorian Terrace in One of York's Most Prestigious Locations.

Occupying an enviable position overlooking the picturesque Clifton Green, this exceptional Grade II Listed brick-built Victorian mid-terrace presents a rare opportunity to acquire a characterful period home in one of York's most sought-after residential locations.

Beautifully combining timeless period features with high-quality modern improvements, the property offers elegant and versatile accommodation throughout. Upon entering, a superb entrance hallway sets the tone for the home, leading through to a spacious through lounge and a delightful dining room, complete with an attractive open fireplace, creating a warm and inviting space for entertaining and everyday living.

The upgraded kitchen has been thoughtfully designed to complement the property's heritage, while providing excellent functionality for modern lifestyles. Beyond the kitchen is a useful rear hallway leading to a ground floor WC and utility area. There is also access to the rear courtyard.

To the first floor, a bright and spacious landing is enhanced by a striking window, framing a delightful view across the beautifully landscaped rear garden. There are two generous double bedrooms, with the principal bathroom accessed via the second bedroom. The bathroom has been upgraded to an exceptional standard, offering a luxurious and stylish bathroom.

Externally, the property continues to impress. A charming rear courtyard leads to an outstanding and beautifully established rear garden extending to approximately 150 feet in length. A true gardener's paradise, the garden enjoys an abundance of mature and established plants and trees offering exceptional privacy throughout.

The thoughtful landscaping allows shade to move across the garden during the day whilst still providing plenty of areas to enjoy the summer sunshine.

A particular feature is the attractive glass and timber garden pod, perfectly positioned within the grounds. This versatile space offers an ideal home office, creative studio or peaceful garden retreat, enjoying wonderful views across the surrounding garden. To the far end of the garden lies a potential vegetable plot, shed completing this remarkable outdoor environment.

Clifton Green is widely regarded as one of York's most desirable residential addresses, renowned for its village-like atmosphere, attractive period homes and beautiful central green. The property is ideally placed for access to some of York's most highly regarded schools, including St Peter's School and Bootham School, whilst excellent local amenities are available nearby.

TENURE Freehold

LOCAL AUTHORITY City of York Council

EPC BAND D

WANTING TO BUY IN THE TRANQUIL AND PRESTIGIOUS LOCATION OF CLIFTON GREEN, LOOK NO FURTHER THAN THIS TWO-BEDROOM MID-TERRACE HOME ON WATER END. THIS FABULOUS HOME IS ONE NOT TO BE MISSED. ARRANGE A VIEWING NOW.







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Approximate Gross Internal Area = 86.2 sq m / 928 sq ft
 Garden Room = 7.8 sq m / 84 sq ft
 Total = 94.0 sq m / 1012 sq ft



illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	87 D
39-54	E		
21-38	F		
1-20	G		

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