

28 Ilton Garth, York

York

£265,000

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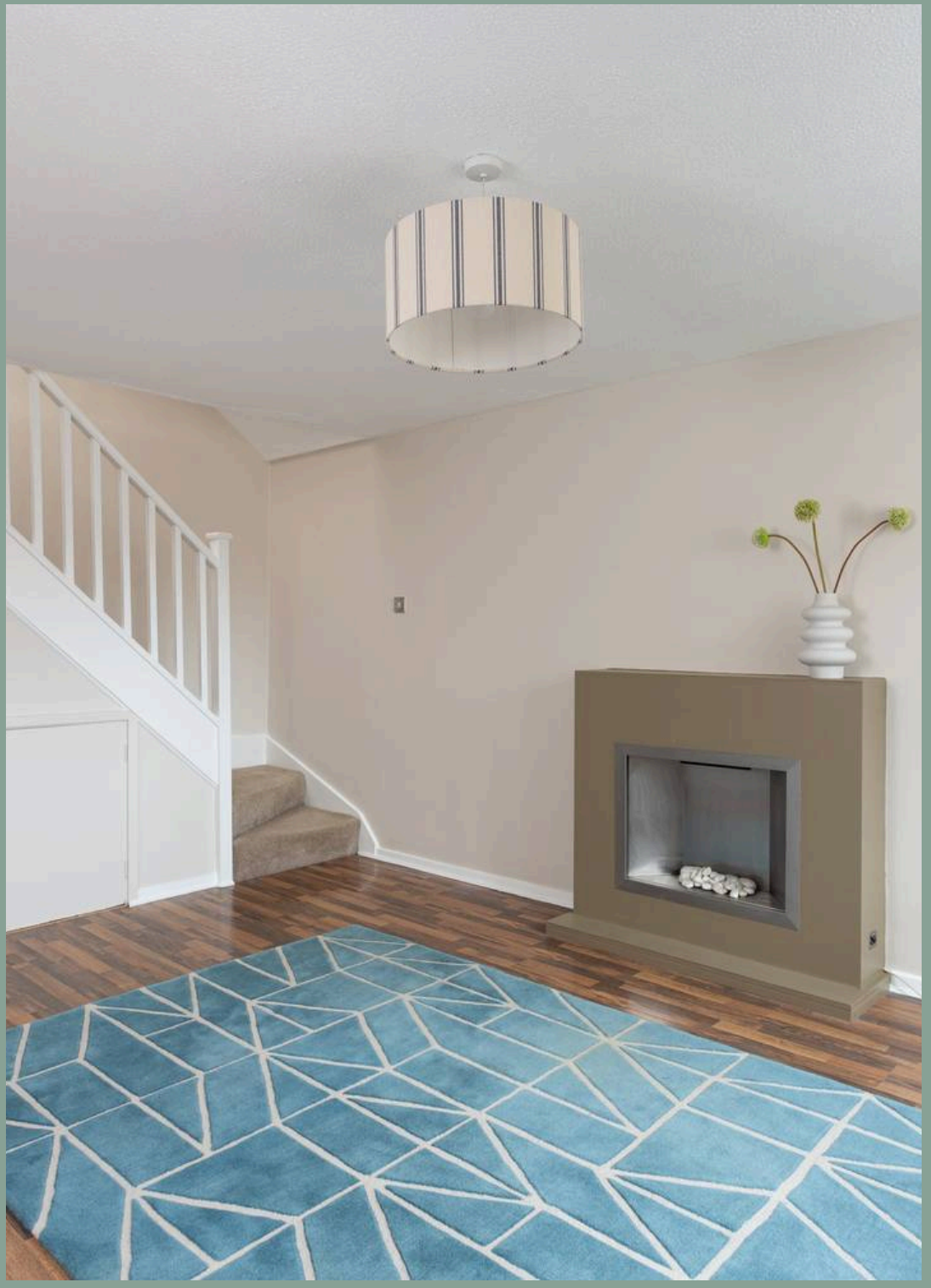
This two bedroom semi-detached house presents an appealing opportunity for buyers seeking a home with a manageable layout and a comfortable living environment. Situated within the popular area of Clifton Moor, and offered with the convenience of vacant possession and no onward chain.

An enclosed entrance porch leads to a bright, spacious lounge/diner decorated in neutral tones, with a wooden floor and contemporary electric fireplace. A useful understairs storage cupboard, providing convenient additional storage and attractive staircase with a turning staircase leading to the first floor. The modern U-shaped kitchen featuring glossy cream cabinetry, wood-effect worktops, and a neutral mosaic tile splashback. The space includes an integrated stainless steel oven, a four-ring gas hob with an overhead extractor hood, an inset stainless steel sink beneath a uPVC double-glazed window, and dedicated under-counter space with plumbing for a washing machine. Finished with beige ceramic floor tiles and a central pendant light.

Upstairs the property boasts two carpeted double bedrooms, one with handy built in cupboard, and both with UPVC double-glazed window. The bedrooms are serviced by a large three piece family bathroom featuring bath with shower over, heated towel rail and floor to ceiling wall tiles with a contrasting mosaic feature wall.

Externally, to the front and side, a generous low-maintenance gravelled driveway provides ample off-street parking for multiple vehicles, leading to a single detached brick-built garage at the rear. To the rear of the property is a fully enclosed, low-maintenance courtyard garden. Predominantly laid to paved patio with decorative gravel borders, the space offers an ideal spot for outdoor seating and al fresco dining. The garden benefits from timber-fenced boundaries, and a wooden gate providing secure access.





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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Double Bedroom Semi Detached
- Garage
- No Forward Chain
- Cul De Sac
- Local Amenities
- Sunny West Facing Garden
- Ideal First Time Buy

LOCATION

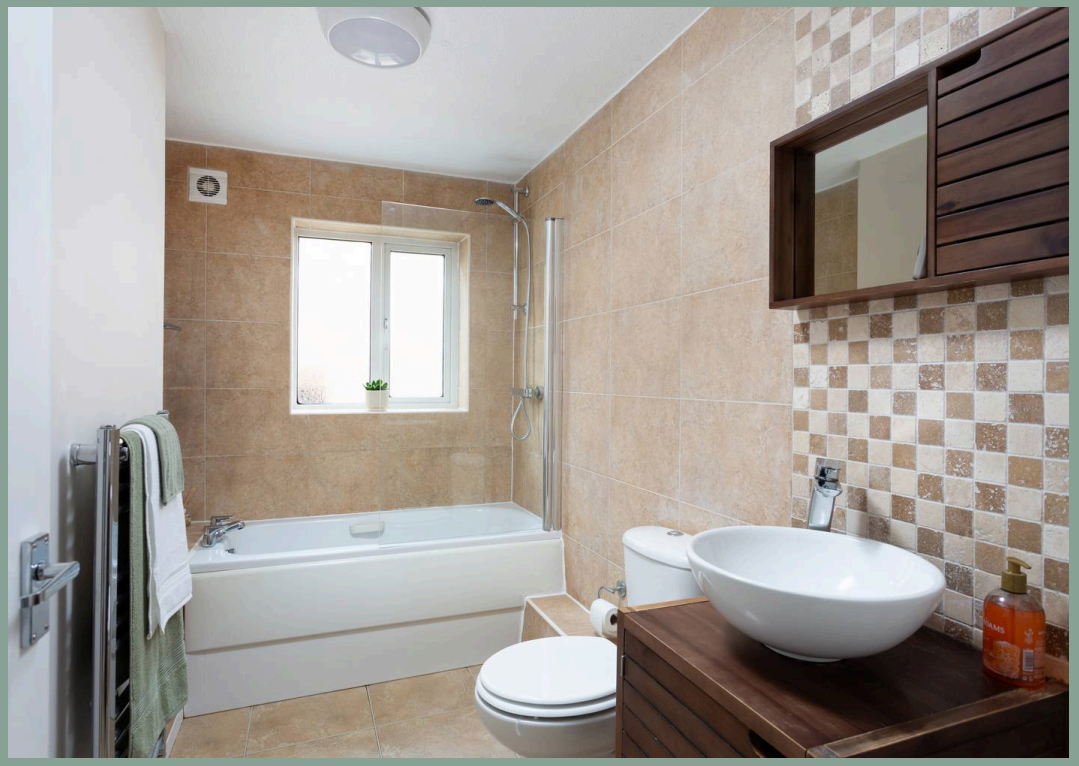
Ilton Garth is a desirable address located in the suburb of Clifton Moor, just over two miles from the city centre. There are plenty of local amenities on hand including, Farm Foods Supermarket, Takeaway Food Outlets, Chinese Restaurant, Dentist, GP Surgery and Pharmacy. A stone's throw away is Rawcliffe Lake, providing an ideal space for dog walking and duck feeding. Clifton Moor Retail & Leisure Park is close by with Restaurants, Cinema, Ten Pin Bowling, Gyms and shopping including a Tesco Extra Supermarket. The Homestead Park and York Sports Club are also located a short distance away and Lakeside Primary School is a few minutes walk away. The property is well located for access to the A1237 York Outer ring road making it very well connected for those who are commuting.











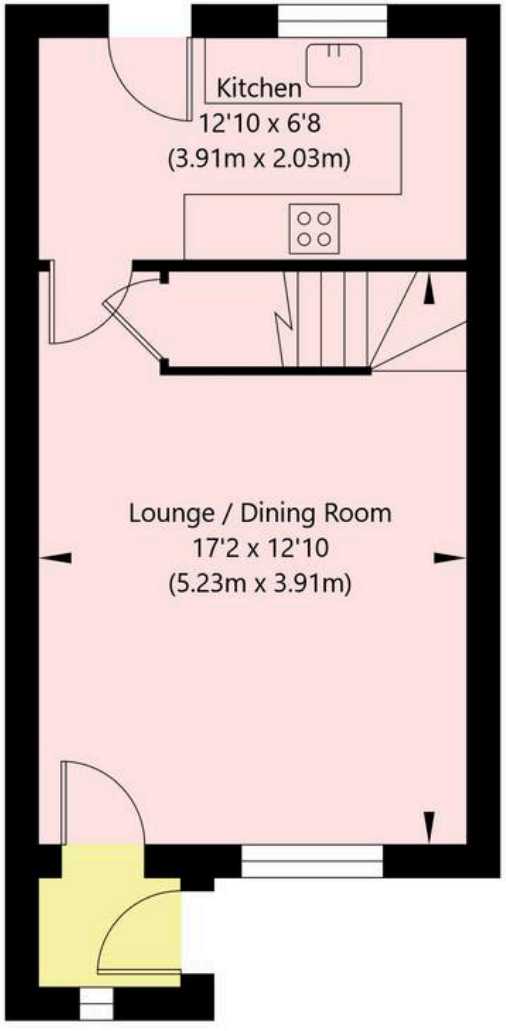




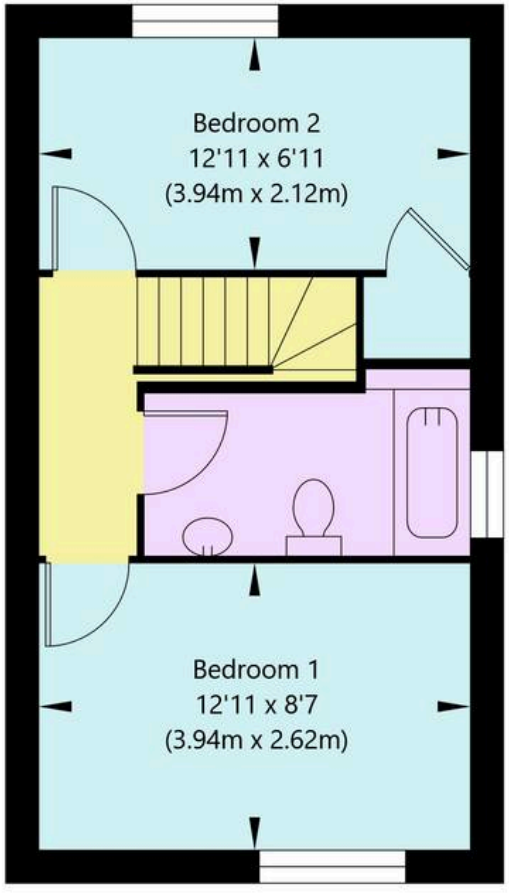




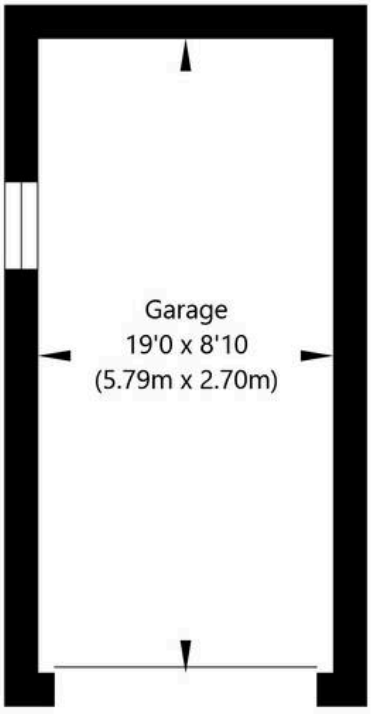
Ilton Garth, Clifton Moor, York, YO30 4XJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 328 SQ FT / 30.47 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 314 SQ FT / 29.2 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 642 SQ FT / 59.67 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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