



## Clive Grove, , York, YO24 4ED

- Quiet cul-de-sac location
- Three Bedrooms
- Millthorpe Secondary & St Paul's Primary Catchment
- Fully Renovated
- Flexible Outdoor Space
- Council Tax Band B

**£315,000**





# Clive Grove, , York, YO24 4ED

## DESCRIPTION

Tucked away on Clive Grove in Holgate, this 1930's terraced house sits on a quiet cul-de-sac just a mile from York's city walls and a short walk from West Bank Park and the train station. It is part of a friendly street with a strong sense of community.

Renovated to a high standard in 2022 and 2023, the house combines period charm with modern updates. It has been fitted with a new kitchen and bathroom and has been freshly plastered and painted throughout. The house also benefits from new radiators and flooring.

Upon entering the property, the bright entrance hall features impressive checkerboard marble tiles, leading to a bay-fronted living room with fitted bookshelves and a quartz fireplace. The kitchen has new cabinetry, quartz worktops, marble floor tiles, an induction hob, integrated dishwasher, and a useful understairs cupboard for storage.

Upstairs, a spacious hallway with wraparound shelving and solid oak bannister leads to a bathroom and three double bedrooms. The bathroom has been renovated to a high standard with solid wood units, granite surfaces, and a rainforest shower over the bath. For practicality, the loft is fully boarded with a ladder for easy access and offers further potential to extend (STP).

Outside, the street offers a plentiful supply of on-street parking, or the front garden could be easily converted to a double driveway. The rear garden is low-maintenance and includes a blackberry bush that fruits in late summer. It is a beautifully well-balanced home with warmth, character, and space to make your own.

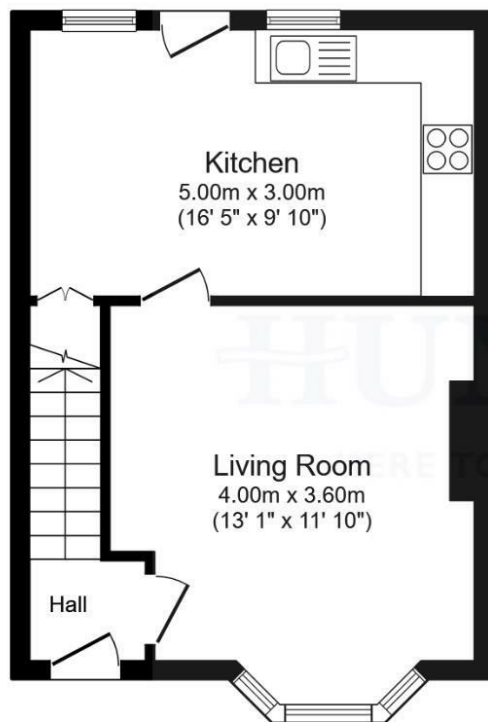
The property falls within the catchment for St Paul's Primary and Millthorpe Secondary School.



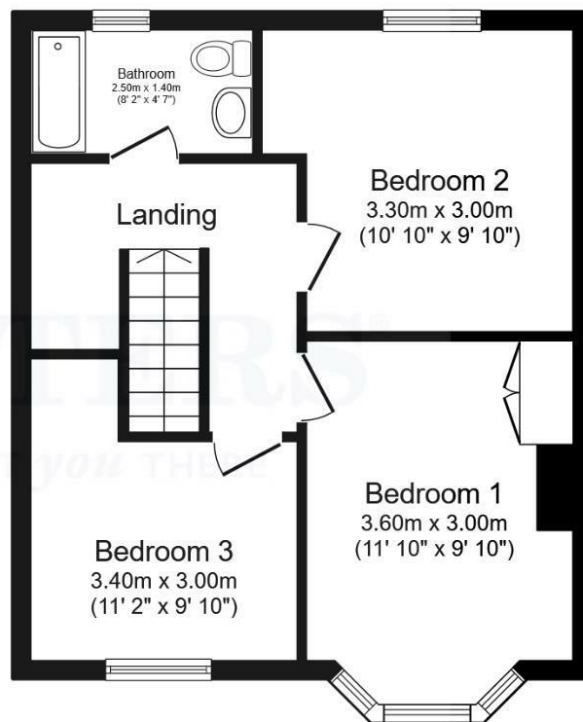








**Ground Floor**  
Floor area 36.3 sq.m. (391 sq.ft.)



**First Floor**  
Floor area 44.1 sq.m. (475 sq.ft.)

**Total floor area: 80.4 sq.m. (865 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

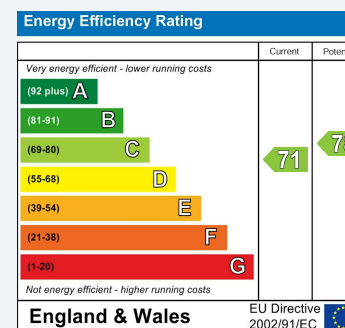
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.