



**23 CLIFTON DALE, YORK, YO30 6LJ**

**£1,100,000**

**Carter Jonas**

An impressive and substantial townhouse, tastefully modernised to the highest of standards in a superb location just off Clifton Green, a short stroll to the city centre and the railway station.

Outside, an elegant façade sits in harmony with Clifton Dale's rows of period townhouses. Inside, a liberating take on interior design takes place across three floors, this four-bedroom home is a landscape of colour, imagination and attention to detail with the highest quality finishes.

A stunning reception room makes a sophisticated first impression, with deep crisp cornicing, rich wall colour and a fireplace with log burning stove. A separate dining room benefits from direct access to the courtyard and is dressed in subtle pink tones featuring a beautifully restored original fireplace alongside newly laid parquet flooring.

Down the hallway the kitchen's design has bold intent: aluminium framed glass doors and complimenting wall units contrasting with the white marble worktops, muted pink island unit and immaculately laid parquet floor. A multi-fuel Aga stands at the head of the kitchen. The large picture windows and glass doors create a sense of harmony between the interior and exterior; the secluded south facing courtyard beyond with soaring brick walls and an array of plants is a private urban oasis perfectly suited for entertaining in the summer months. Also on this level is a home office, also with access to the exterior and a WC.

Upstairs, the principal bedroom suite has been crafted with precision. Two large windows diffuse soft light across the pink walls and pale floors – making for a soothing environment. Across the landing the dedicated dressing room showcases full-height wardrobes and leads through to an inspiring shower room, wrapped in a hexagonal tiling. A second spacious bedroom can also be found on the first floor next to a large family bathroom, a free-standing tub sitting independently at its centre.

Two further bedrooms and a bathroom occupy the second floor continuing the home's sophisticated interior style.

This Edwardian townhouse on Clifton Dale sits in the heart of one of York's most appealing residential locations just west of the city walls, a leafy street just off Clifton Green. On the doorstep is Clifton village with a range of shops including a much-loved local butcher, a convenience store, pharmacy, cafés and public house.

The city centre is just a short walk away along Bootham where St Peter's and Bootham schools can be found. York mainline railway station can be reached on foot; it provides regular services to major cities including Leeds, Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross. Just across the road are fourteen acres of parkland at Homestead Park, and leafy footpaths and cycle lanes provide routes along the river Ouse into the city and west to Rawcliffe country park. Clifton lies at the right side of the city for easy vehicular access to York Sports Club and on to the bypass giving access to the A19, A59 and

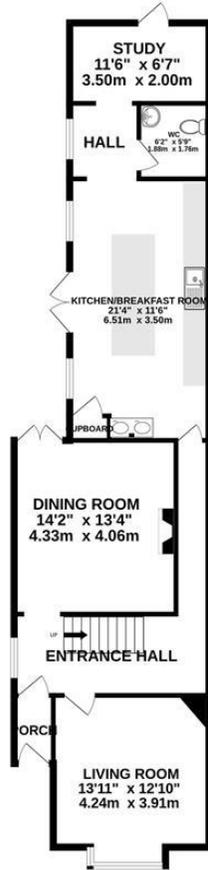
## THIS FOUR BEDROOM EDWARDIAN HOME CHANNELS DELIGHT THROUGH PLAYFUL DESIGN AND BOLD COLOUR







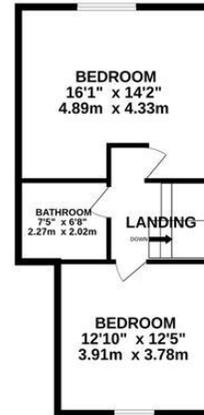
GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



2ND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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