

LANCASTER
SAMMS

8 Flavian Grove, York

York

Guide Price **£575,000**



Offered to the market with no forward chain, this charming Arts & Crafts semi-detached property forms part of the Clifton Lodge estate built by Joseph Rowntree for his middle management and designed by architects Parker and Unwin. Architecturally, the Arts & Crafts design largely focuses on traditional workmanship and quality of life for its occupants. Arguably situated in one of the most desirable locations of the city, one of its strongest attributes is its superb, larger than average, south-west facing garden. Although the property would benefit from upgrading, it presents in lovely, clean condition.

On entering the property, the spacious entrance hallway leads to all the principal living accommodation. To the front elevation is a dining room and behind is the lounge which has been extended with the addition of a garden room, providing views of the wonderful south-west facing garden and filling this space with an abundance of natural light. The double aspect kitchen boasts an original pantry and has fitted wall & base units with electric cooking facilities.

On the first floor there are 3 good sized bedrooms, a separate WC and basin (on the half landing) and a bathroom. The loft space has potential to be converted into a further bedroom (subject to the necessary planning).

The property benefits from gas central heating and modern combi boiler.

Externally to the front elevation, 8 Flavian Grove is tucked away behind a neat front garden with well maintained shrubs. To rear is the superb, remarkably private, south-west facing garden with well- established hedges, stocked borders, plants, shrubs & garden shed. An absolute haven!!!! There are also two brick outhouses, one being a utility room with a WC and plumbing for a washing machine, and the other for storage.

There is also a garage (en bloc) & parking situated along a short lane to the left of the property.

LOCATION

Flavian Grove is conveniently situated just 1.2 miles north west of York's city walls and is a cul-de-sac, located just off the popular Shipton Road. It is ideally suited for access to the city, St Peters and Bootham schools on foot, and access also to the ring road and Clifton Moor Retail and Business Park. Nearby Clifton Green offers a mix of local shops, including an excellent Butcher, convenience store & gift shop. Close by are the Homestead Park and York Sports Club which offers sporting events and a wonderful community bar which opens onto the cricket field.

DIRECTIONS

Leave the City Centre on Bootham and continue through Clifton Green. Passing the church on your right, bear left on Shipton Road. Continue past York Sports Club and take the turning on your right into Malton Way, where Flavian Grove can be located on the right hand side.

COUNCIL TAX

City of York Council Tax Band D - £2158.93 for 2025/2026

EPC Rating: D

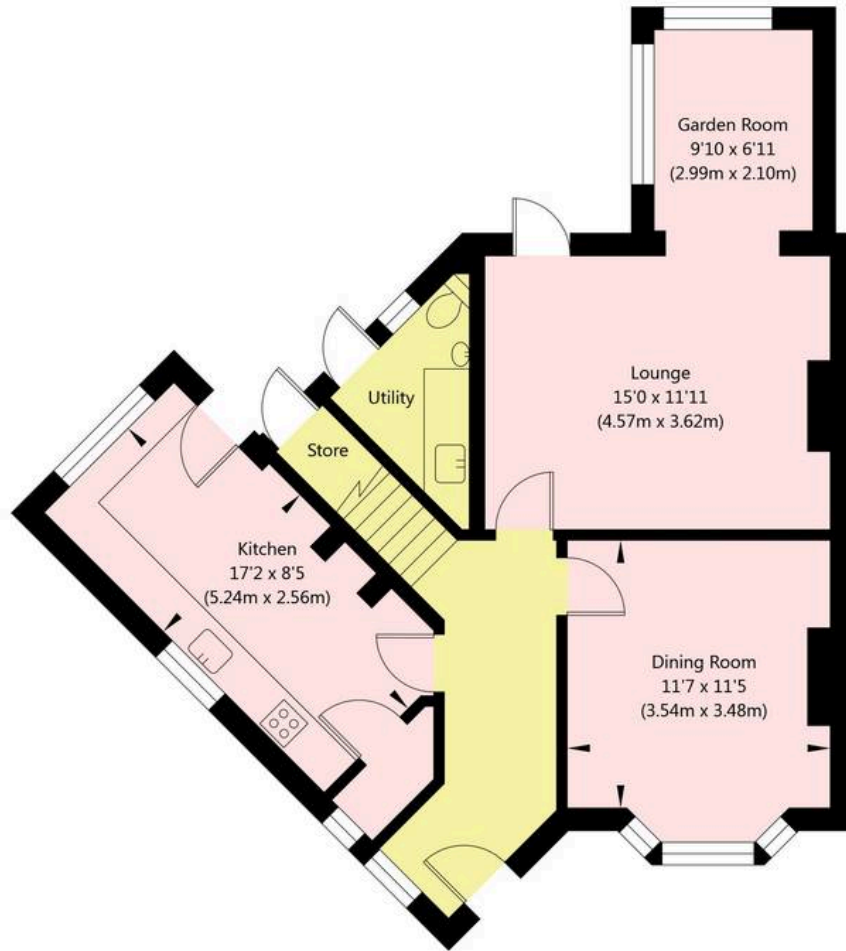




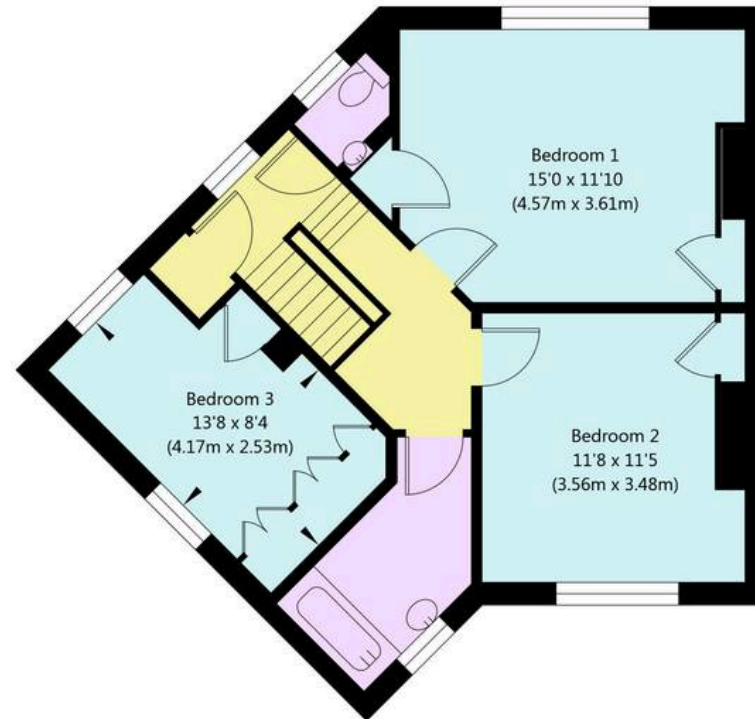




Flavian Grove, Shipton Road, York, YO30 5SQ



Ground Floor - (Including Utility & Store)
GROSS INTERNAL FLOOR AREA
APPROX. 717 SQ FT / 66.62 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 594 SQ FT / 55.19 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1311 SQ FT / 121.81 SQ M - (Including Utility & Store)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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