



7 CLIFTON GREEN
York

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Outstanding townhouse with off-street parking and garden, overlooking Clifton Green

York city centre $\frac{1}{2}$ mile • York Railway Station $\frac{3}{4}$ mile

Vestibule • entrance and staircase hall • 2 reception rooms
• open plan kitchen/dining/living room • walk-in pantry •
boot room/utility room • cloakroom/wc

4 bedrooms • 2 bathrooms • dressing room

Walled garden • secure off-street parking space

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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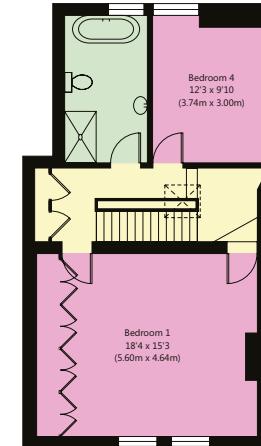
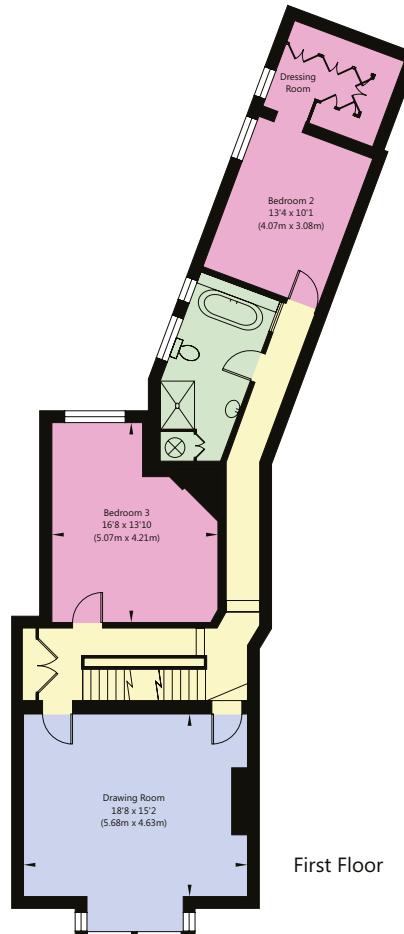
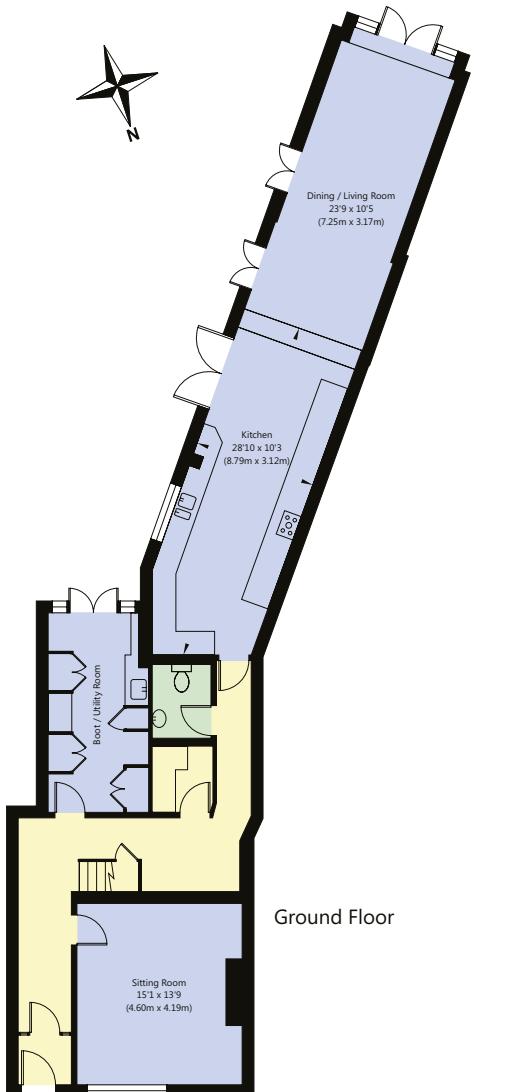
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7 Clifton Green, York YO30 6LH

Approximate Gross Internal Floor Area

2917 SQ FT / 270.97 SQ M

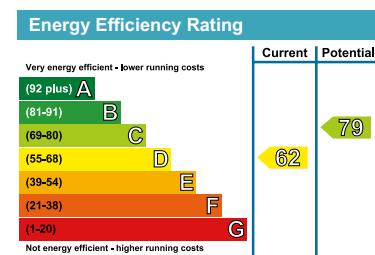
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast



This classic townhouse is situated in an historic part of York, perfectly positioned outside the city walls with fine views overlooking Clifton's leafy village green. Original period features and elegantly proportioned rooms are offset by a dramatic single storey extension with a vaulted ceiling and double height windows and doors opening onto the garden. Renovated in 2024 with modern conveniences and stylish upgrades, No. 7 is a beautifully conceived family house with a contemporary kitchen and stylish bathrooms. The location can hardly be bettered; it lies a short stroll from the independent schools on Bootham with York city centre just beyond, and the railway station is a pleasant stroll via a pedestrian footbridge.

- Terraced period family townhouse
- Circa 1700s and not listed
- Secure parking space
- Tranquil, south-facing courtyard garden
- 3 floors totalling nearly 3000 sq ft, a versatile arrangement
- Superbly renovated with stylish and high spec fittings throughout
- Double-glazed Conservation grade timber windows
- Strolling distance of city centre and railway station
- Desirable Conservation Area with riverside walks and park close by
- Convenient for village amenities and St Peter's and Bootham schools



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: York City Council www.york.gov.uk
Conservation Area

Money Laundering

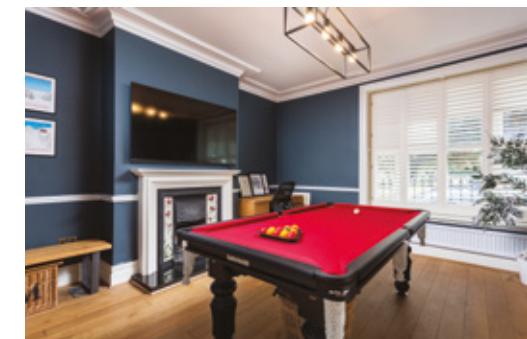
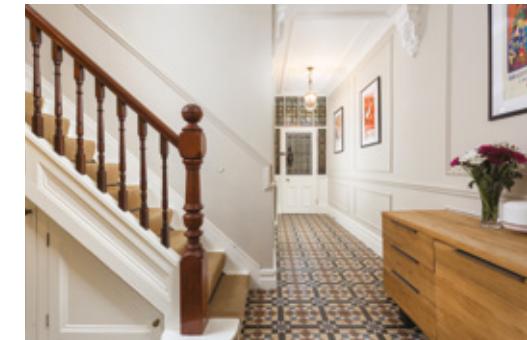
Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Starting life in the 1700s and built of brick with a slate roof, this handsome terraced property was converted to a private dwelling circa 1900. Upgraded in recent years to offer spacious family-sized accommodation of 2917 sq ft it comes with an array of period features, restored or sourced as part of a sympathetic renovation. Along with a new kitchen and two bathrooms, the property has been entirely redecorated and the garden skilfully redesigned to create more family space. There is fitted bespoke cabinetry in the boot room, dressing room and principal bedroom as well as multiple storage cupboards appropriate for modern family life. Underfloor heating runs throughout most of the ground floor, supported by cast iron radiators.

The stylish modern kitchen is open plan to a remarkable light-filled living room at the rear, extending some 52 ft in length, providing ample space for family-sized dining and comfortable seating in front of a mounted wood-burning stove. The room connects to a particularly charming walled garden, accessed from a number of wide doorways. Crittal doors with black steel grid frames and glazing fill the entire gable end of the house right up to the roof apex, creating a dramatic architectural feature and seamless connection between the indoor/outdoor spaces. The kitchen includes granite work surfaces, a Butler sink and integrated appliances along with a very useful walk-in pantry. There is a ground floor cloakroom/wc and a well-designed fully fitted boot/utility room with a sink and external doors.



Two beautifully proportioned reception rooms lie at the front of the house facing the village green; they retain an array of handsome period features including panelled doors, cornicing, skirting, wooden floors, fireplaces and tall sash windows fitted with louvre shutters. The sitting room is currently used as a games room and has an oak floor and gas fire in a traditional fireplace with decorative tiled slips. The first floor drawing room features a square bay window also with louvre shutters, an oak parquet floor, wall panelling, fitted bookshelves and cupboards, and a handsome fireplace with a limestone surround and granite hearth housing a gas fire.

An elegant staircase with a polished handrail rises to the upper floors where there are four large bedrooms all with good ceiling heights. The two sizeable bathrooms were fitted in 2024 with contemporary, high specification, four-piece suites.

On the first floor, a light and bright bedroom and bathroom are accompanied by a guest suite on the southwest wing of the house comprising a bedroom with a bespoke, built-in dressing room. On the second floor is the principal bedroom, generously proportioned with wall-to-wall bespoke cabinetry and a glorious leafy outlook through a pair of tall windows. A bedroom and bathroom lie across the hall which is illuminated from above by a skylight.



Outside

The house sits behind handsome wrought-iron railings and gates which open to the smart front entrance. Directly opposite lies the village green.

At the rear, the walled garden wraps around two elevations creating a sheltered, leafy and tranquil space with a southerly aspect. Newly laid with mellow stone flags, the garden is enclosed by high boundary walls lined with raised beds filled with ornamental trees, shrubs and colourful climbers. There are two points of access to the rear garden: a secure wooden garden gate connecting to Clifton Dale; and ornate wrought-iron gates beyond which lies a single parking space accessible from Clifton Green. Parking is also available both at the front of the house and on Clifton Dale as part of the residents' parking scheme.



Environs

7 Clifton Green sits on the south side of the green within striking distance of an array of shops and small businesses including a Spar convenience store, a delicatessen and The Old Grey Mare, an historic coaching inn and Brew York pub.

York's independent schools, St Peter's and Bootham, lie a few minutes' stroll away just outside the city centre. York Railway Station with its swift mainline service to London Kings Cross can be reached on foot in around fifteen minutes via the footbridge. Adjacent to Clifton Green are the glorious 14-acre gardens of Homestead Park which include a children's play area. There are local cycle lanes and footpaths providing popular riverside routes into York city centre and out to Rawcliffe country park and beyond. Clifton lies at the right side of the city for easy vehicular access via the A19 to the York ring road, A59 to Harrogate and A64 to Leeds and the A1(M) for travel across the region.



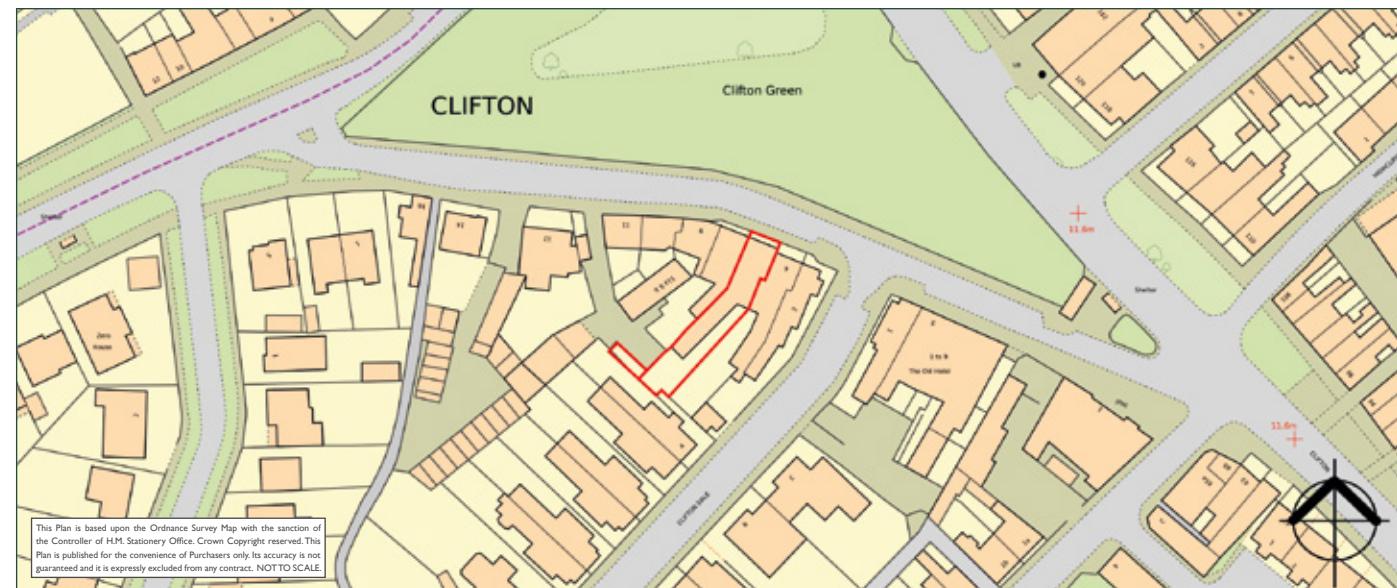
Directions

Coming from York, No. 7 Clifton Green is the third house on the left just beyond Clifton Dale, with its number clearly stated on the fanlight above the front door.

What3words: ///stared.slurs.tour

Viewing

Strictly by appointment.



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ESTABLISHED 1992



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