



£340,000

13 York Gardens, Clifton, Bristol, BS8 4LL

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

13 York Gardens Clifton, Bristol, BS8 4LL

A light and airy top-floor flat located in the heart of Clifton village on York Gardens.

Set within a pretty Victorian building with a Bath stone facade, the flat's private entrance is accessed via a communal hallway and staircase leading up to its front door. Once inside, stairs rise into a central hallway.

The living/dining room has a pretty Bath stone fireplace, and the window has an elevated and far-reaching view from the back of the property in the direction of south Bristol and the Mendip hills. The colourfully decorated houses on Cornwallis Crescent stand prominently on the road below.

The kitchen is accessed via an archway from the living room. The room features a large sash window and a recently installed new kitchen comprising a range of wall and base storage units, undercounter fridge/freezer, oven, gas hob, extractor and space for a freestanding washing machine.

The bedrooms and bathroom are located down the hallway. The master bedroom



has an outlook onto the shared gardens at the front of the property and up towards Royal York Crescent. The room features an ornate fireplace and a built-in sliding wardrobe. Next door is a second bedroom/office. The room features a Velux window, making it a lovely light space.

The bathroom has been beautifully renovated and features timber wall panelling, a tiled bath/shower enclosure, a pedestal wash basin and a toilet. A large velux window offers privacy whilst allowing natural light to flood in.

For additional storage needs, the flat has access to an attic space accessible from the loft hatch.

Externally, stunning mature gardens are shared exclusively between the residents of York Gardens and Royal York Crescent. This immaculate green space is an asset to the residents, and a great community maintains and enjoys them.

This fantastic property has all of the village amenities to hand, and is located within the Clifton Village (CV) resident parking zone.

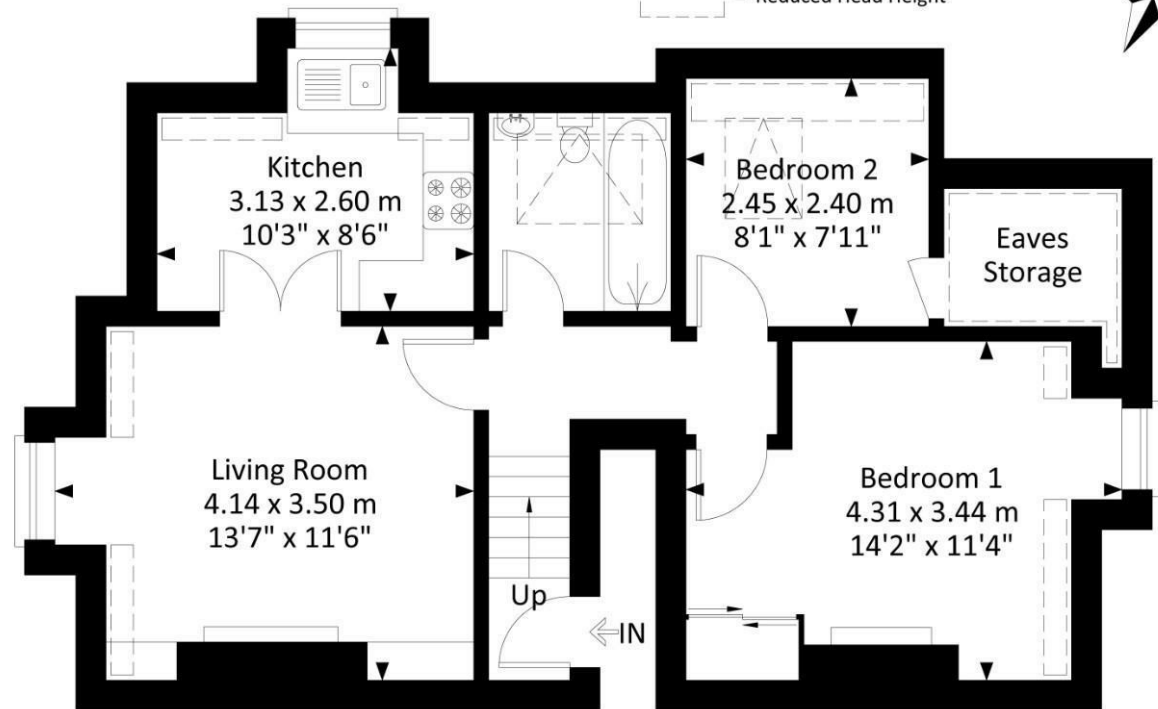




Second Floor Flat, 13 York Gardens, Clifton, Bristol, BS8 4LL


Approximate Gross Internal Area = 50.63 sq m / 545.0 sq ft
(Excluding Eaves Storage)

[Dashed line] = Reduced Head Height



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	