

Approx. Gross Internal Floor Area 2197 sq. ft / 204.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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## Claygate, York YO31 0NW

Redmove proudly presents this skilfully extended semi-detached home, nestled in the heart of a quiet cul-de-sac, boasting over 2000 sq ft of versatile living space. This bright and adaptable family home comprises an inviting entrance hall with ample storage and a cozy family room at the front. The rear of the home reveals an expansive open-plan living area featuring a sleek, modern gloss kitchen with integrated appliances, a dining area, a spacious living space, and two sets of bi-folding doors that seamlessly extend the indoor living to the rear garden. Additionally, there is a home office that can serve as an extra bedroom or reception room, along with a separate utility room and ground floor WC.

The first floor hosts four generously sized bedrooms, including one with an ensuite shower room. The second floor also offers a luxurious, spacious bedroom complete with a modern ensuite bathroom.

Externally, the property is enhanced by a gravelled front driveway, a store and an enclosed rear garden with mature borders, a well-maintained lawn, and a patio area perfect for relaxation and entertaining. Lovingly extended and meticulously maintained by the current owners, this home is poised to attract significant interest. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

- Skilfully Extended
- Immaculately Presented
- Five Bedrooms
- Ground Floor W/C
- Modern Kitchen
- Driveway
- Garage
- Desirable Location
- Two Ensuite Shower Rooms
- Utility Room

From Heworth roundabout take the turning onto Stockton lane. Travelling on Stockton Lane, turn right onto Algarth Road which leads onto Applecroft Road and Stray Road. Take the left hand turning on to Allington Drive and then second left on to Claygate. Continue into the cul de sac and the property can be identified by our for sale board.

Appletree Village a popular residential area that is conveniently positioned for access to the A64, A1079 and Stockton Lane. Local shops can be found nearby in Heworth that offers a range of local shops to include Costcutters and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the Centre. There are bus routes into the centre and a popular primary school, Hemplands, which has a Good, Ofsted rating from its last inspection, is a short walk away.

