



**HUDSON
MOODY**

44 Abbey Street, Clifton Green, York YO30 6BG

A conveniently situated, two bedroom, VICTORIAN TERRACED HOUSE lying just off CLIFTON GREEN and within easy reach of York city centre and the outer ring road.

- Superb Location
- Terraced Property Offering Great Potential
- Two Reception Rooms
- Fitted Kitchen
- Two Bedrooms
- House Bathroom
- Rear Courtyard with Outside Store
- No Onward Chain

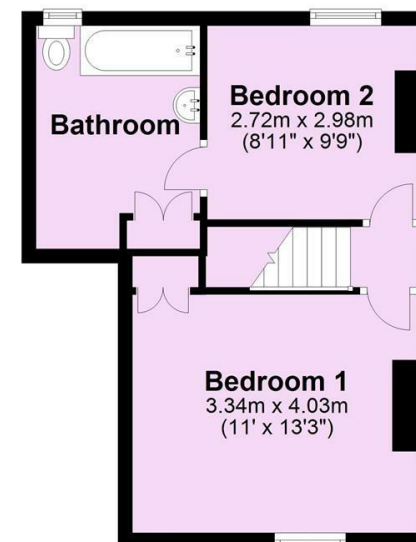
Guide Price £235,000

Tenure: Freehold

Ground Floor
Approx. 35.8 sq. metres (384.8 sq. feet)



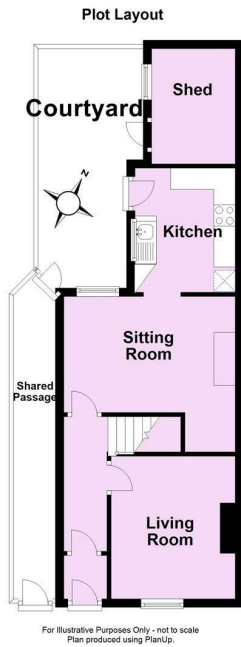
First Floor
Approx. 32.9 sq. metres (353.9 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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