



HUDSON
MOODY

23 Clifton Dale, Clifton Green, York YO30 6LJ

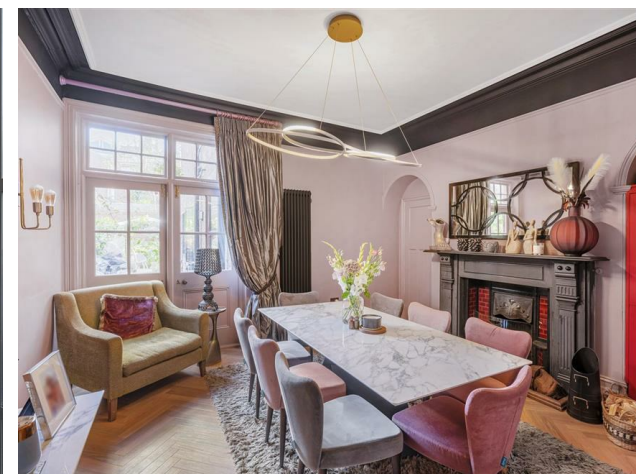
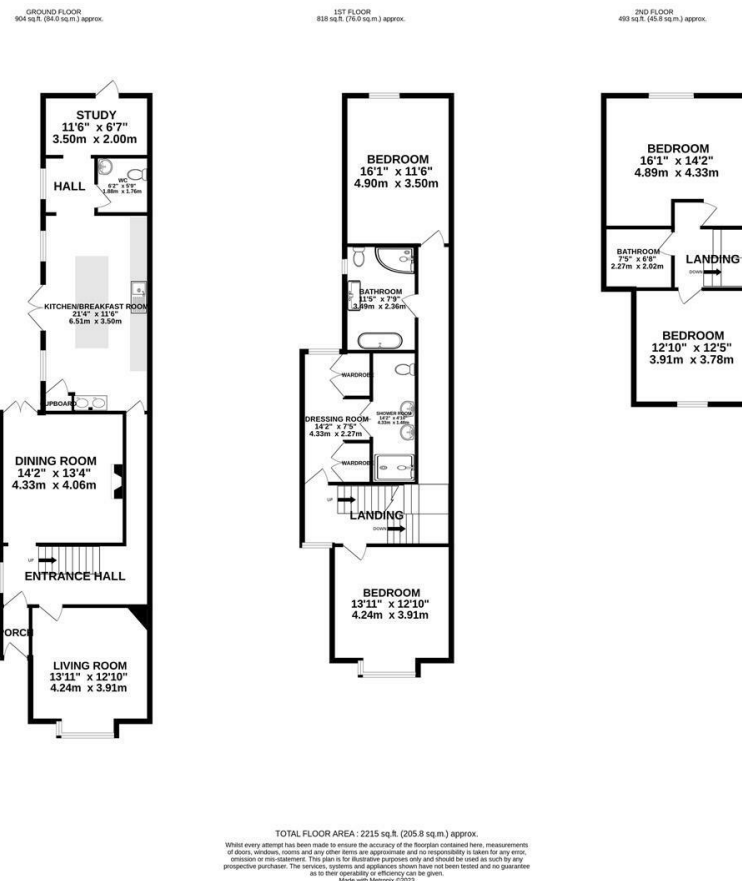
An impressive and substantial townhouse, tastefully modernised to the highest of standards in a superb location just off Clifton Green, a short stroll to the city centre and the railway station.

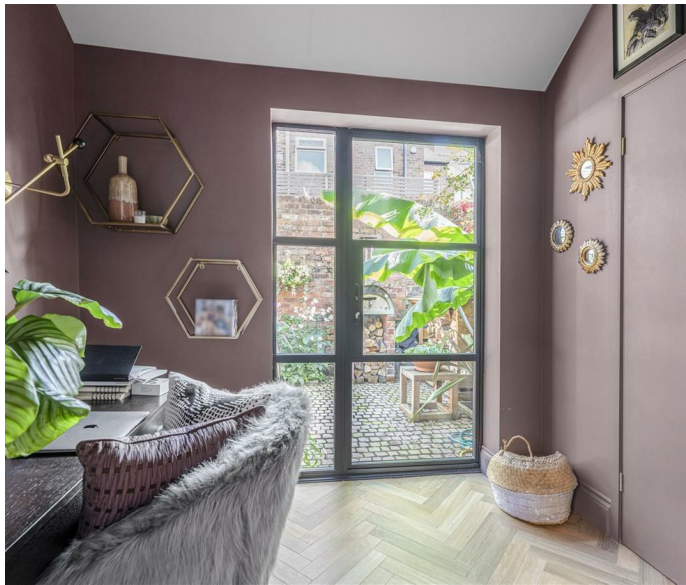
- Edwardian Townhouse
- Renovated to the Highest of Standards Throughout
- Four Double Bedrooms
- Impressive Master Bedroom with Dressing Room & En Suite
- Delightful Walled Courtyard
- Two Reception Rooms
- Home Office
- Stunning Fitted Kitchen with Crittal Doors
- Just off Clifton Green
- Walking Distance to York City Centre

Guide Price £1,100,000

Tenure: Freehold

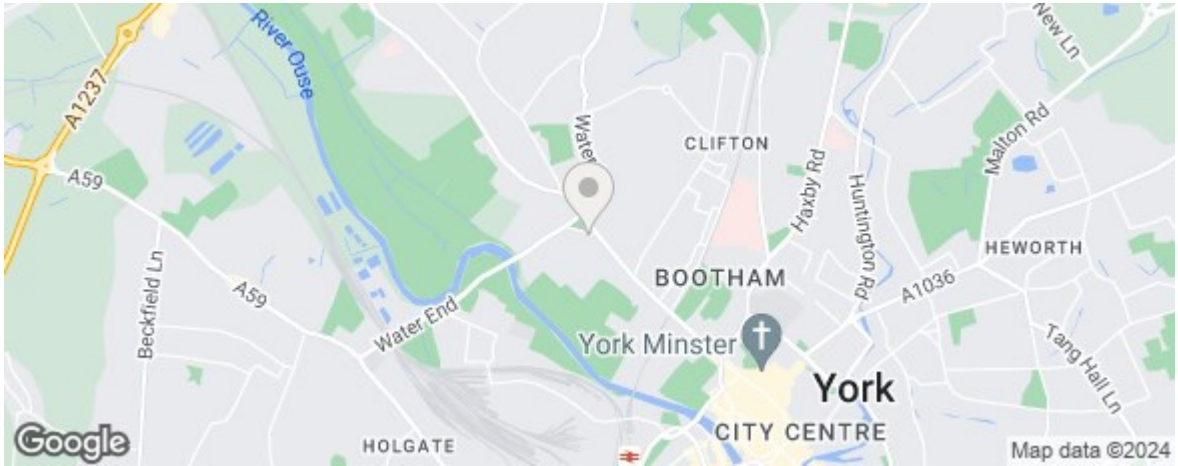
Council Tax Band: F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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