



HUDSON
MOODY

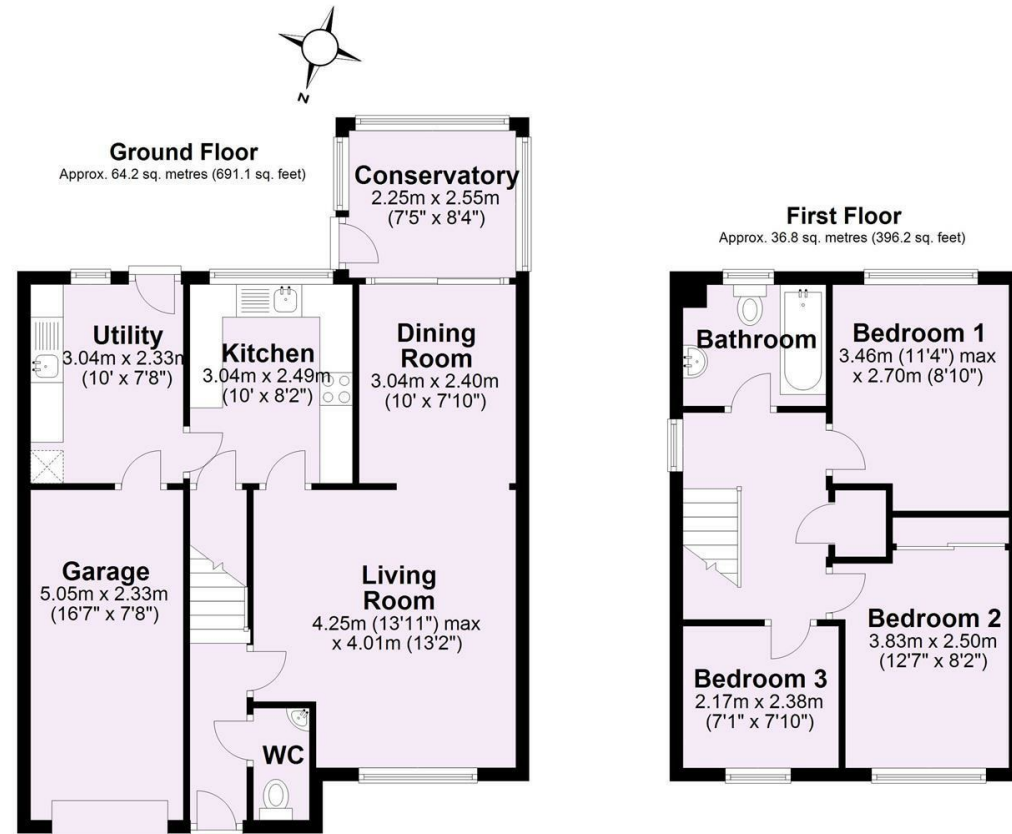
4 Wellesley Close, Clifton Moor, York YO30 4YA

A spacious LINK-DETACHED HOUSE situated in the popular CLIFTON MOOR area with easy access to the outer ring road and York city centre.

- Deceptively Spacious Link Detached House
- Generous Open Plan Living/Dining Room
- Kitchen and Separate Utility
- Two Double Bedrooms
- Third Single Room/Office
- Modern House Bathroom
- Single Linked Garage
- Off Street Parking
- Lawned Gardens
- Convenient Location

Guide Price £310,000

Tenure: Freehold



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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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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.
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