



HUDSON
MOODY

22 Greycliffe Drive, York YO30 6NA

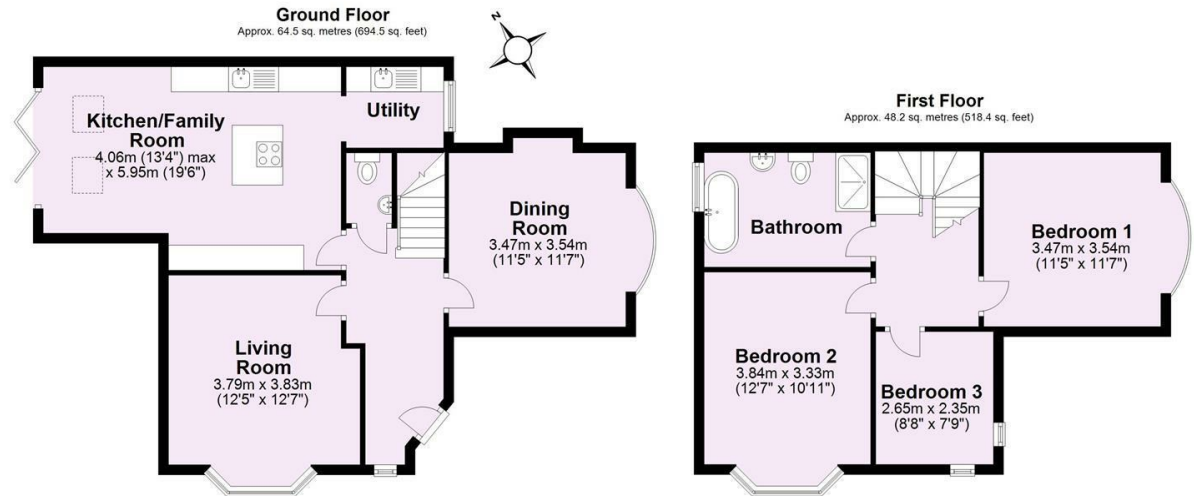
A superbly presented and updated early 20th century DETACHED HOUSE situated on a good sized corner plot in the popular Clifton Green area lying in an ideal location to the north west of York yet within easy reach of the city centre.

- Detached House
- Walking Distance to CC
- Three Well Proportioned Bedrooms
- Impressive Kitchen / Diner
- Driveway Parking
- Two Reception Rooms
- Four Piece Bathroom Suite
- Lawned Gardens & Garage
- Popular Location
- Well Presented Throughout

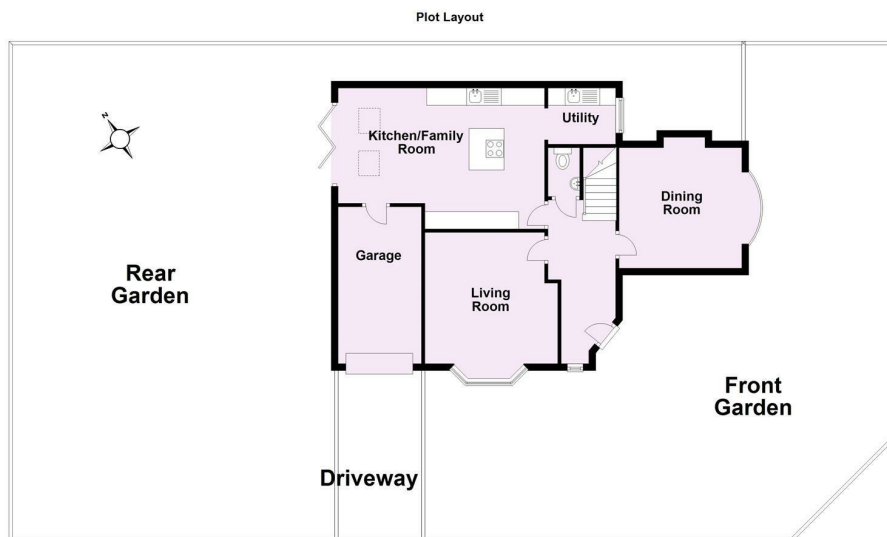
Guide Price £675,000

Tenure: Freehold

Council Tax Band: D



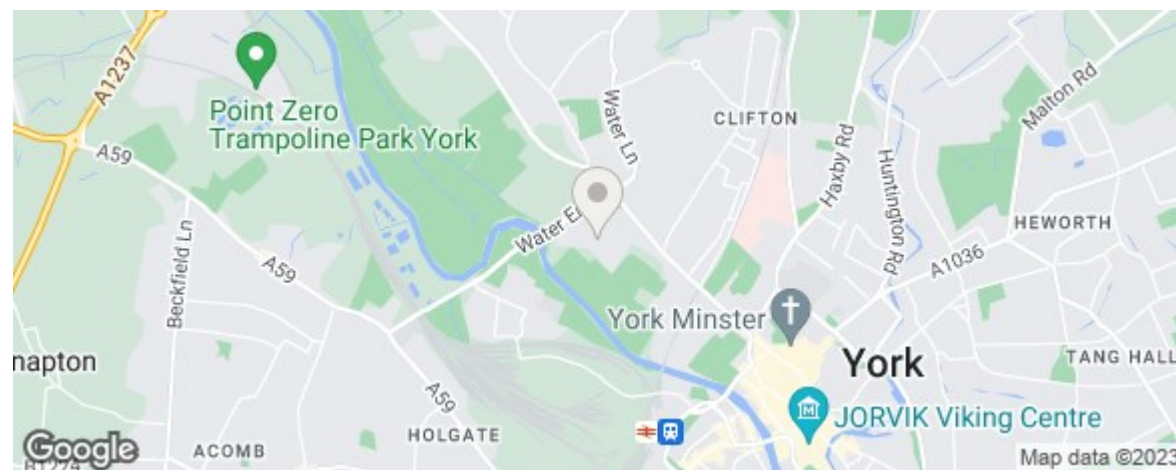




For illustrative Purposes Only - not to scale
Plan produced using PlanIt360

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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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.
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