



HUDSON
MOODY

70 Burdyke Avenue, Clifton, York YO30 6JW

A well-presented TRADITIONAL SEMI-DETACHED three bedroom house set on a corner plot, situated in the popular Clifton area of York, within easy reach of both the city centre and Clifton Moor Retail Park.

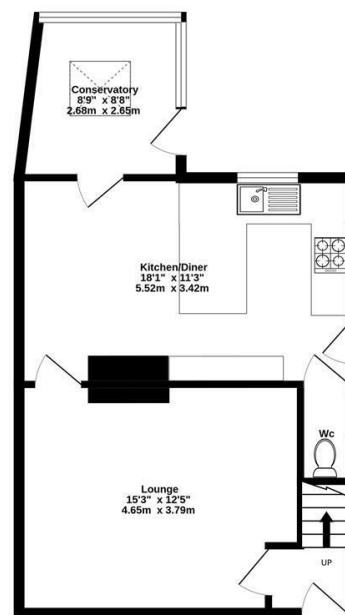
- Spacious Traditional Semi-Detached
- Open Plan Dining Kitchen
- Ground Floor WC
- Garden Room
- Two Double Bedrooms
- Single Bedroom with Storage
- House Bathroom
- South Facing Garden
- Off-Street Parking
- Easy Access to City and Hospital

Guide Price £250,000

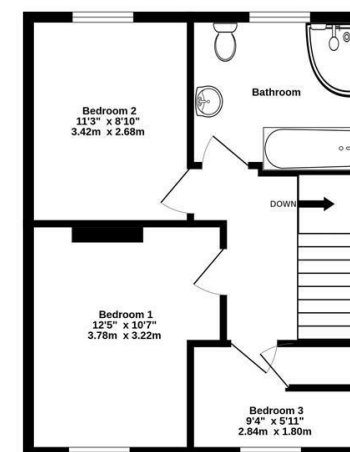
Tenure: Freehold

Council Tax Band: B

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

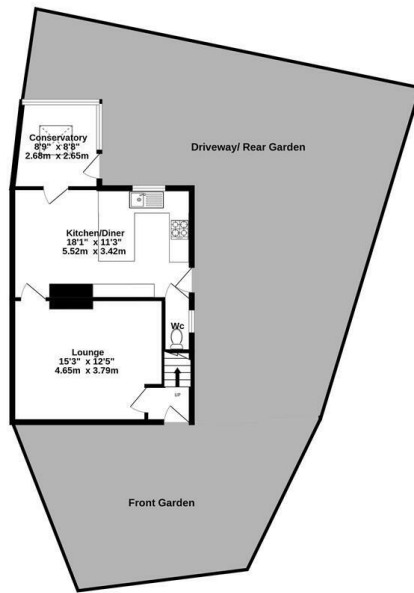


TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any mis-omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, suppliers and suppliers shown have not been visited and no guarantee is given for their operation or accuracy. See for details.
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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	



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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com