



HUDSON  
MOODY

Apt D Halo 7 Amy Johnson Way, Clifton Moor, York YO30 4ZH



A spacious and well presented GROUND FLOOR APARTMENT benefiting from PRIVATE GARDEN and THREE PARKING spaces situated within CLIFTON MOOR to the North of York.

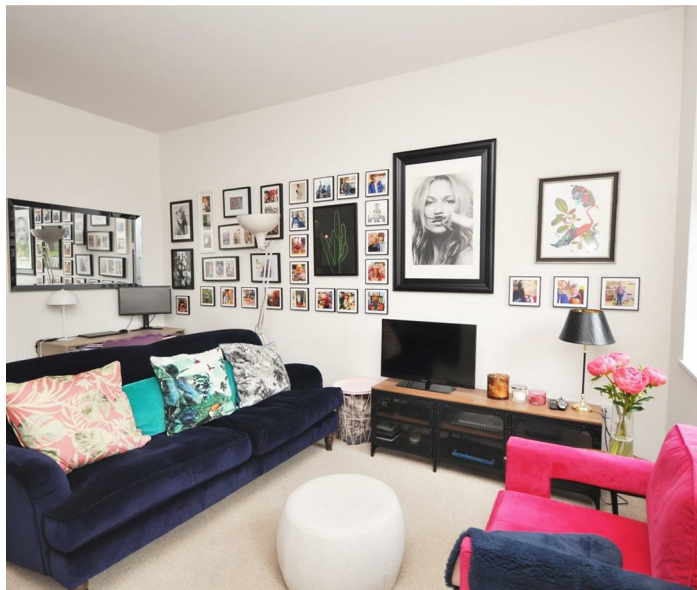
With its own private entrance, the half glazed front door opens directly into the spacious open plan living, dining and kitchen area with a window to the front elevation. The kitchen area boasts a good range of modern white fronted units with integral cooker, electric hob and extractor fan, fridge freezer and dishwasher together with space for further free standing appliances. Off the living accommodation is a useful storage cupboard and the modern tiled shower room with a white three piece suite and heated towel rail. Beyond here are two good sized double bedrooms, both with windows to the rear elevation whilst a door from the master bedroom leads out to the enclosed, private garden providing valuable outside space. To the front of the apartment is a parking space directly outside, with a further two designated parking spaces in the communal car park. The property is very conveniently situated close to all the shops, restaurants and facilities available at Clifton Moor together with easy access onto the York outer ring road which leads to the A64, A59 and motorway network.

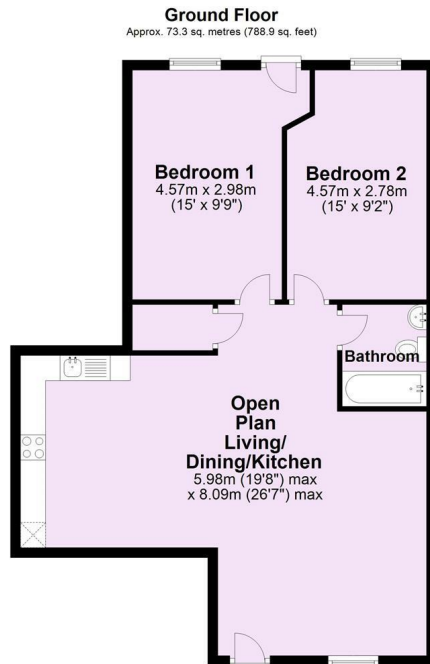


- Beautiful Ground Floor Apartment with Private Entrance
- Prime Location, Close to Shops and Facilities
- Open Plan Living Accommodation
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Modern Shower Room
- Enclosed Spacious and Private Rear Garden
- Three Designated Parking Spaces

**Guide Price £190,000**

Tenure: Leasehold

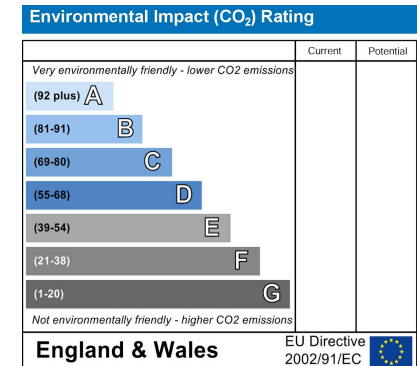
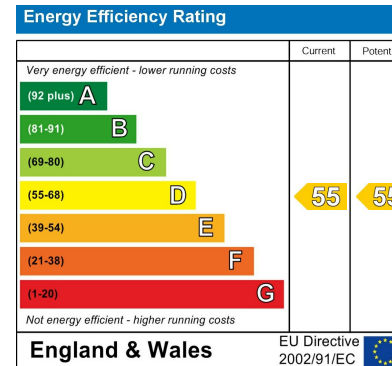




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Plan produced using PlanUp.



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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.

**58 Micklegate  
York  
North Yorkshire  
YO1 6LF**

**01904 650650**