



Ilton Garth
York
YO30 4XJ

£325,000

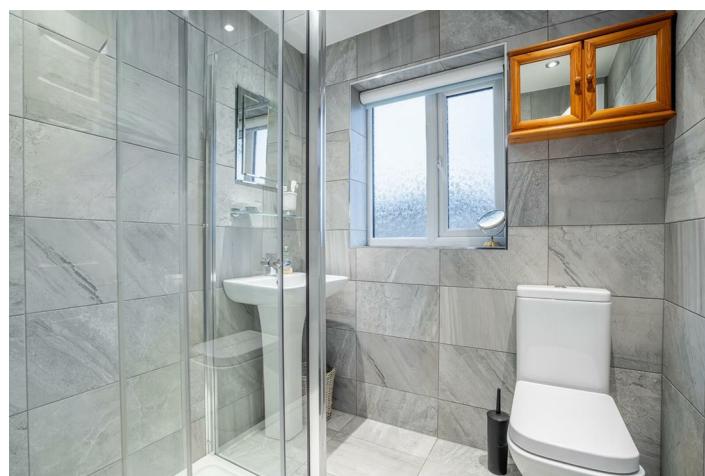


A modern three bedroom semi detached family house situated in this sought after cul de sac location on Clifton Moor.

The property has been well cared for over the years and benefits from one of the larger plots with the benefit of a detached brick garage. The well appointed three bedroom accommodation benefits from a large living room and dining kitchen.

There is a range of shops and local amenities practically on the doorstep with easy access to the city centre that lies approximately 2 miles to the south.

Council Tax Band C



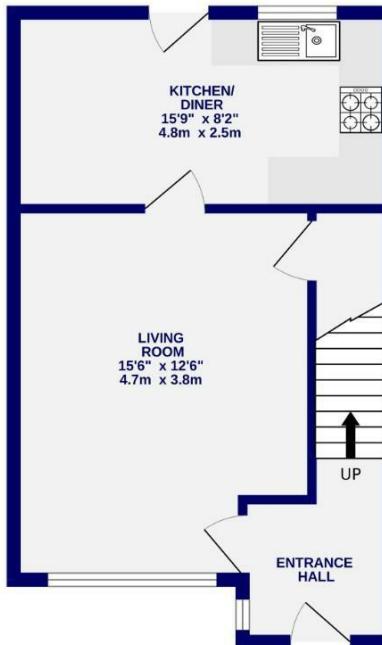


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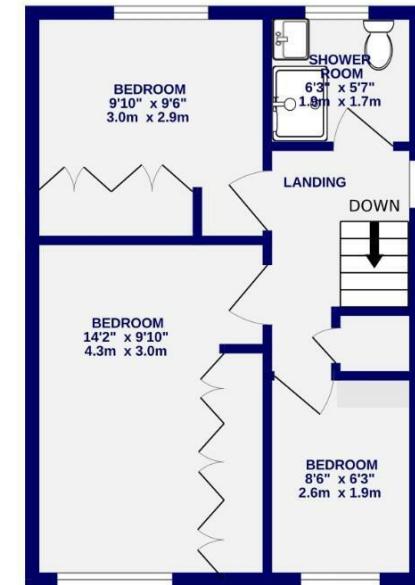
Freehold
Council Tax Band - C

- Modern Semi Detached House
- Three Bedrooms
- Living Room
- Large Dining Kitchen
- Brick Garage
- Large Gardens
- EPC TBC

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the particulars, measurements of rooms and any other items are approximate. If included in the plan floor areas and boundaries will form part of the overall floor area 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.

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