



A well presented traditional two bedroom terrace home. Situated in the desirable location of Clifton, within easy walking distance of the train station, city centre, and York Hospital.

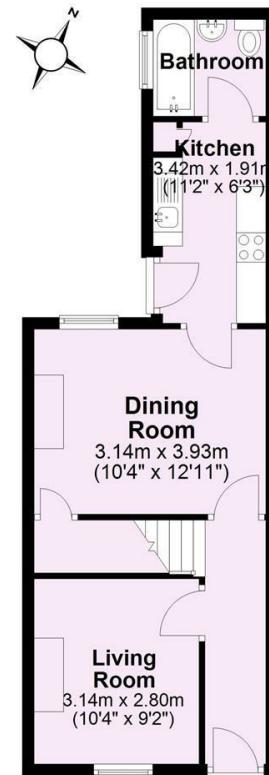
- Traditional Period Terrace Home
- Highly Desirable Location
- Well Appointed Living Room with Exposed Brick Chimney Breast
- Separate Dining Room with Understairs Storage
- Kitchen with Space for Appliances
- Ground Floor Modern Bathroom
- Two Generous Double Bedrooms
- Courtyard Garden with Store and Access to the Service Lane
- No Onward Chain
- Easy Walking Distance of Local Cafes, the Train Station, City Centre and York Hospital

**Guide Price £245,000**

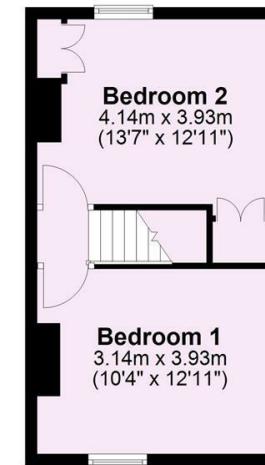
**Tenure: Freehold**

**Council Tax Band: B**

**Ground Floor**  
Approx. 38.9 sq. metres (418.4 sq. feet)

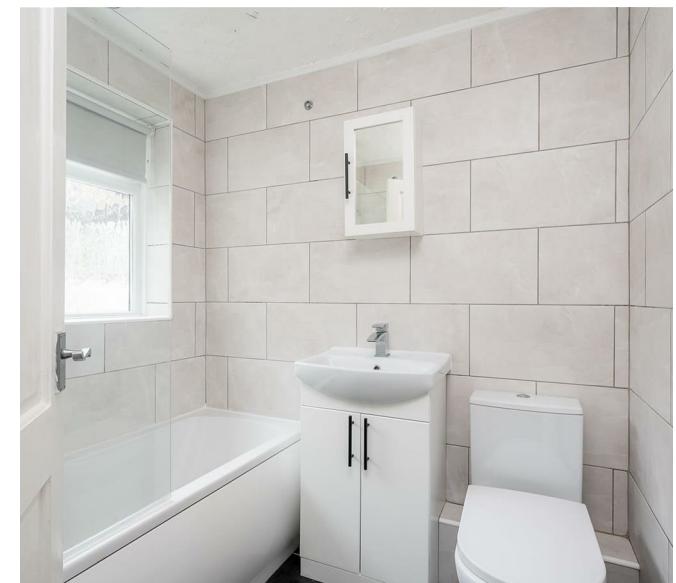


**First Floor**  
Approx. 29.0 sq. metres (312.6 sq. feet)



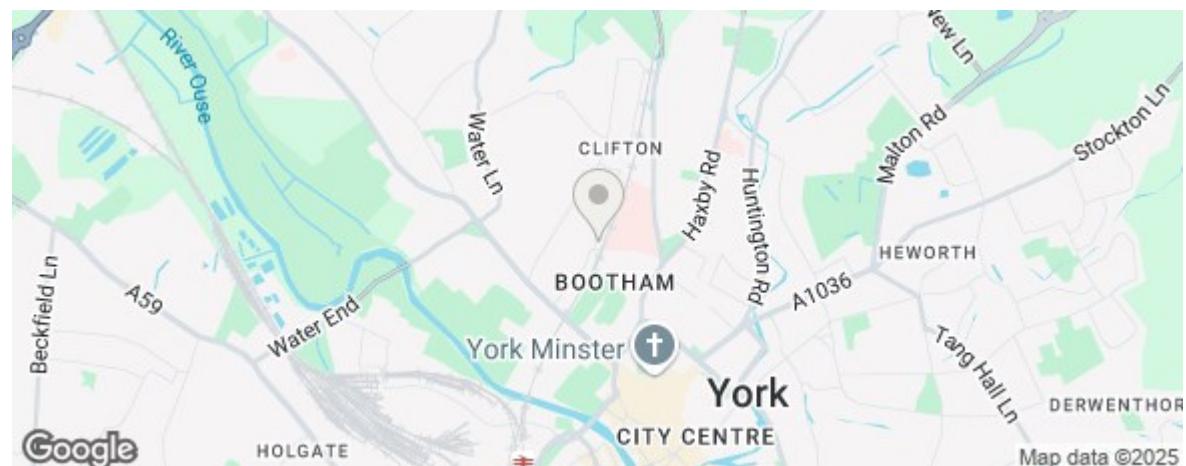
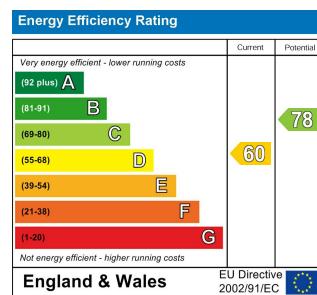
Total area: approx. 67.9 sq. metres (731.0 sq. feet)







Ground Floor



**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.