



HUDSON  
MOODY

21 Wellesley Close, Clifton Moor, York YO30 4YA



An immaculately presented four bedroom detached, modern family home, having undergone a programme of refurbishment and extension, with separate study / sitting room, located at the end of a cul-de-sac, with large garage, parking for multiple cars and generous gardens.

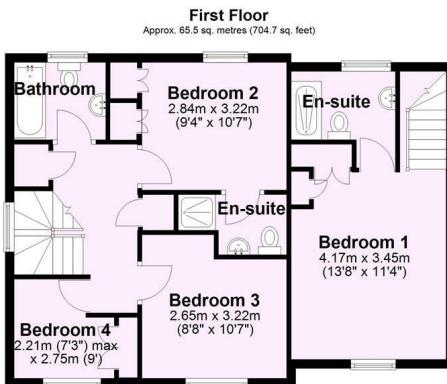
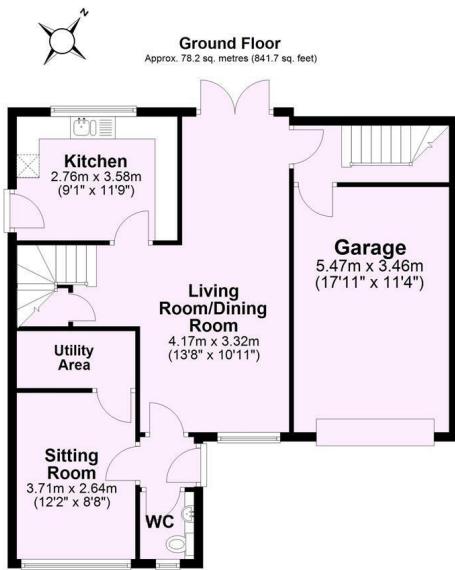


## Accommodation:

- Extended & Refurbished Family Home
- Open Plan Living Space & Separate Study / Sitting Room
- Bedrooms 1 & 2 Both En-Suite
- Off-Road Parking For Multiple Vehicles & Large Garage
- Modern Re-Fitted Breakfast Kitchen
- Generous Rear Garden
- Located At The End Of A Cul-De-Sac Location
- Guest WC & Utility Area
- Superb Standard Of Presentation Throughout
- Sought After Location Close to York and ~~Guide Price £495,000~~

Tenure: Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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#### IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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.