



HUDSON  
MOODY

102 Clifton, York YO30 6BA

#### \*\*\*\*OFF ROAD PARKING!\*\*\*

A attractive, spacious, clean and tidy MID-TERRACED PERIOD HOUSE, just waiting to once again become a much loved home. The property is situated in an excellent location close to Clifton Green and within easy reach of York city centre.

- Large Mid-Terraced House
- Two Reception Rooms
- Off Street Parking to the Rear
- Well Appointed Galley Kitchen
- Ground Floor Modern Bathroom
- Two Double Bedrooms
- Generous Courtyard
- No Chain
- Close to City Centre

**Offers Over £260,000**

**Tenure: Freehold**

**Council Tax Band: C**

#### 102 Clifton

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

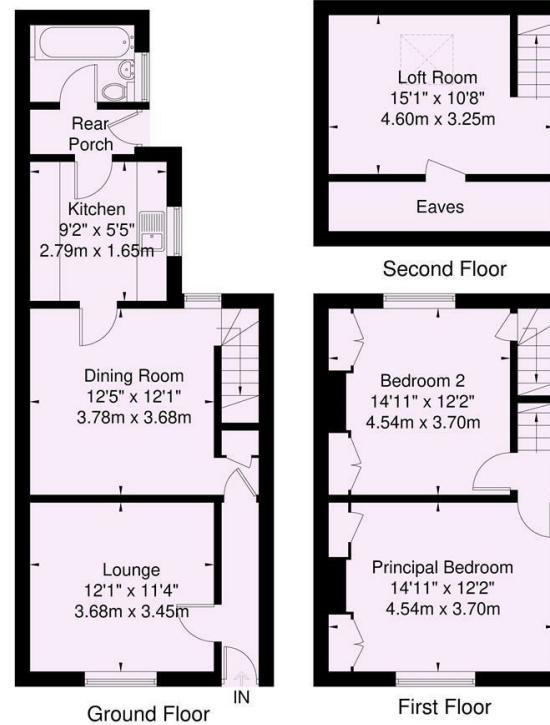


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPROPRIATE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





102 Clifton  
Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

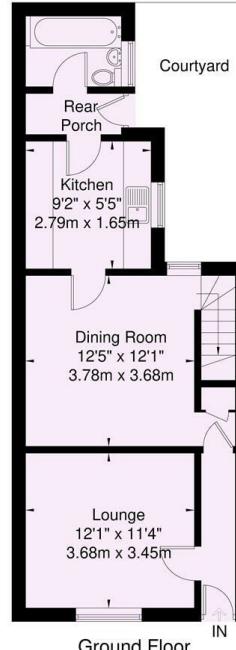
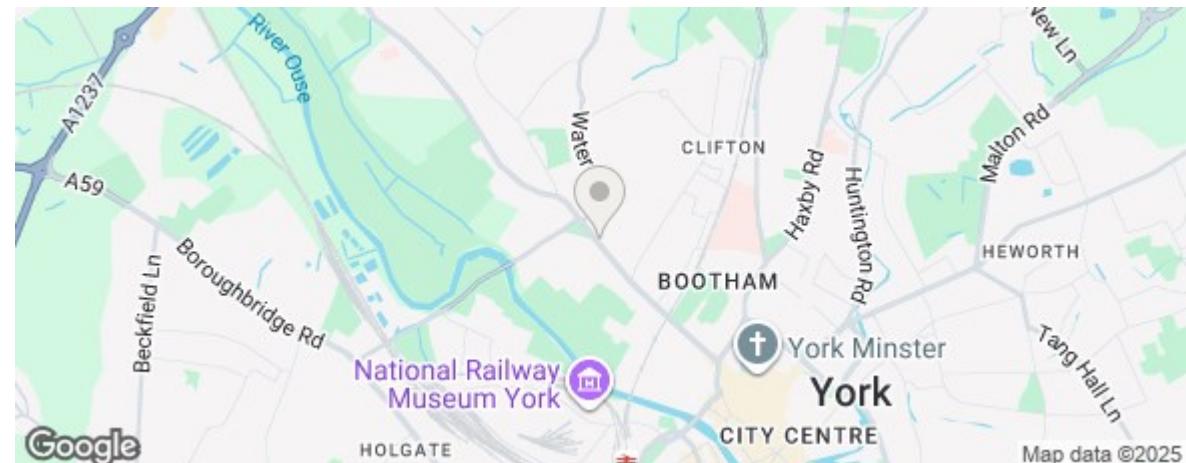
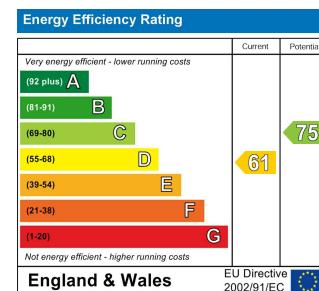


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPROPRIATE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



#### 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.