



HUDSON  
MOODY

7 Greycliffe Drive, York YO30 6NA



A beautifully presented, extended DETACHED home, situated on the highly desirable Greycliffe Drive, enjoying convenient access to Homestead Park, York city centre, the train station and well regarded schools. The house still has potential for further extensions in to the loft space and out to the side, to create an even bigger family house.

- Bay Fronted Period Home with Cast Iron Gates
- Beautifully Appointed Living Room with Granite Fireplace
- Extended and Contemporary Kitchen Dining Room Opening onto the Garden
- Utility Room with Separate WC
- Three Double Bedrooms
- Family Bathroom with Bath and Separate Shower
- Landscaped Rear Garden
- Driveway Plus Residents Permit Parking Scheme
- Nearby Riverside Walks and Cycle Tracks
- Excellent Commuter Links, Convenient Access to the City Centre, York Train Station and York Hospital

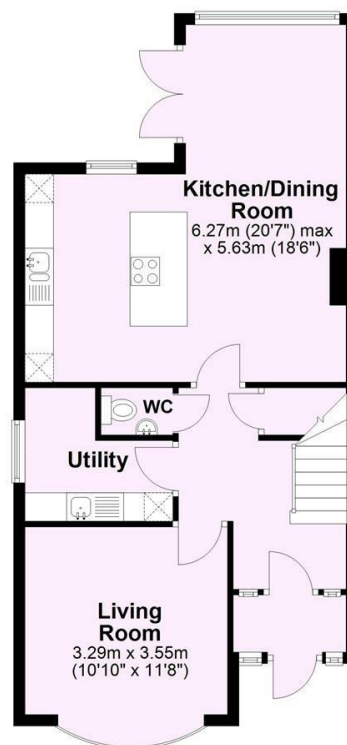
**Offers In Excess Of £650,000**

**Tenure: Freehold**

**Council Tax Band: D**



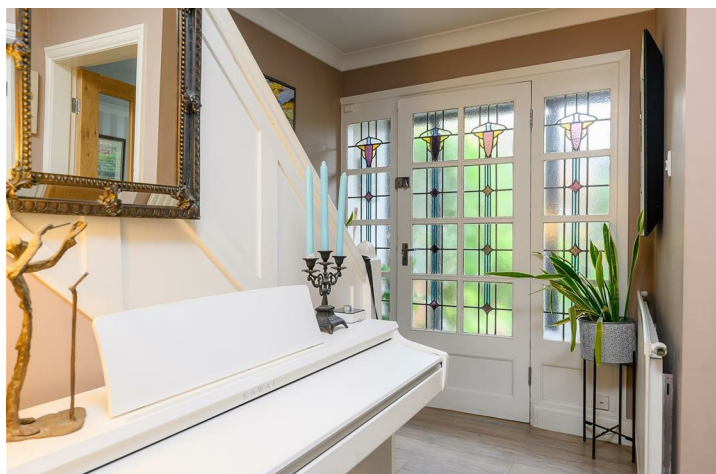
**Ground Floor**  
Approx. 58.8 sq. metres (633.4 sq. feet)



**First Floor**  
Approx. 46.8 sq. metres (503.6 sq. feet)



Total area: approx. 105.6 sq. metres (1136.9 sq. feet)



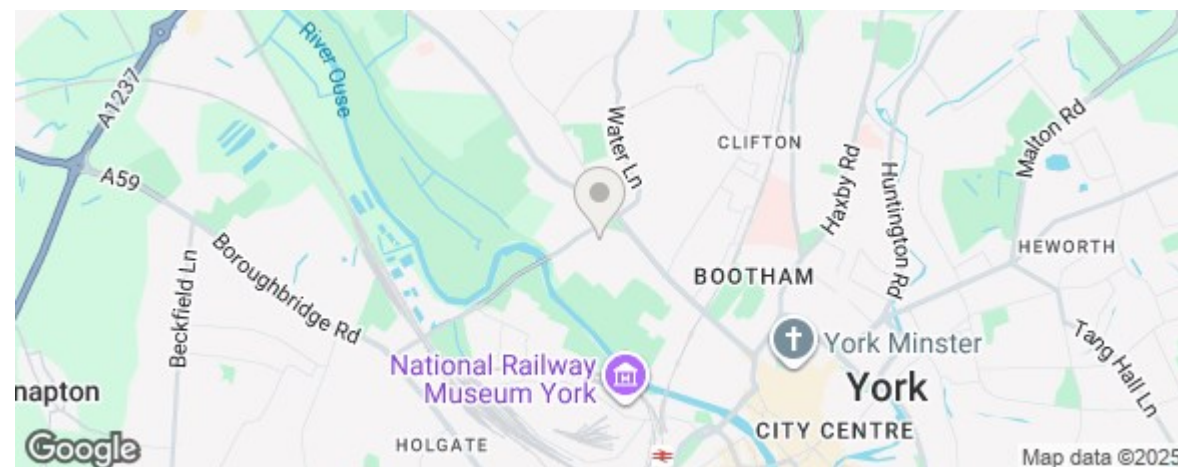








| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 66                      | 73        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



#### 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.

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