



HUDSON  
MOODY

23 Clifton Dale, Clifton Green, York YO30 6LJ

An impressive and substantial townhouse, tastefully modernised to the highest of standards in a superb location just off Clifton Green, a short stroll to the city centre and the railway station.

- Edwardian Townhouse
- Renovated to the Highest of Standards Throughout
- Four Double Bedrooms
- Impressive Master Bedroom with Dressing Room & En Suite
- Delightful Walled Courtyard
- Two Reception Rooms
- Home Office
- Stunning Fitted Kitchen with Crittal Doors
- Just off Clifton Green
- Walking Distance to York City Centre

**Guide Price £1,100,000**

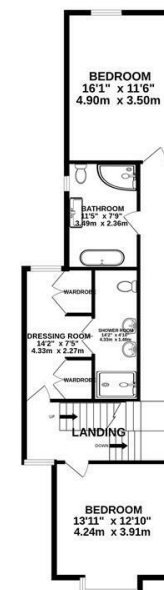
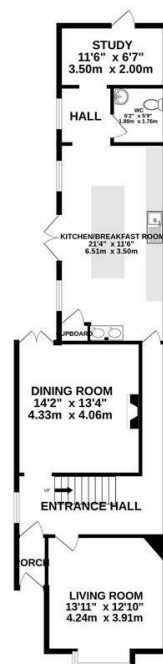
**Tenure: Freehold**

**Council Tax Band: F**

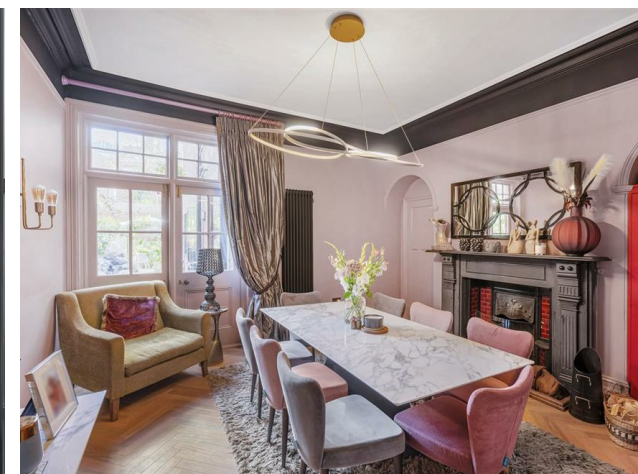
GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

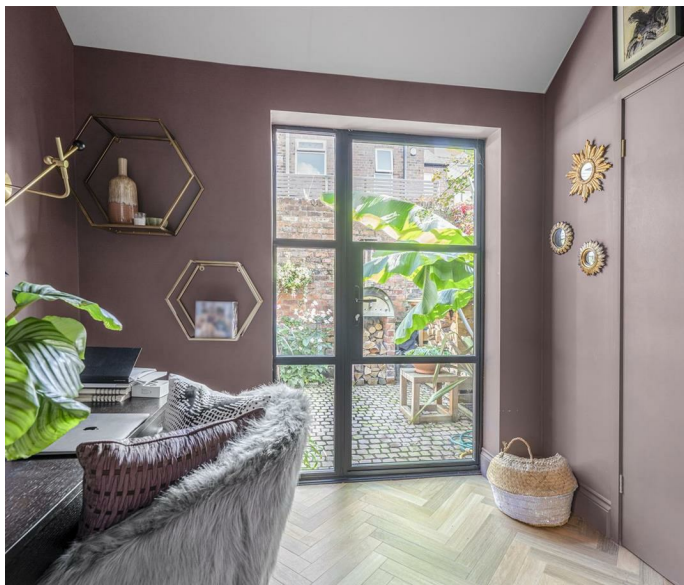
1ST FLOOR  
888 sq.ft. (81.9 sq.m.) approx.

2ND FLOOR  
499 sq.ft. (46.2 sq.m.) approx.



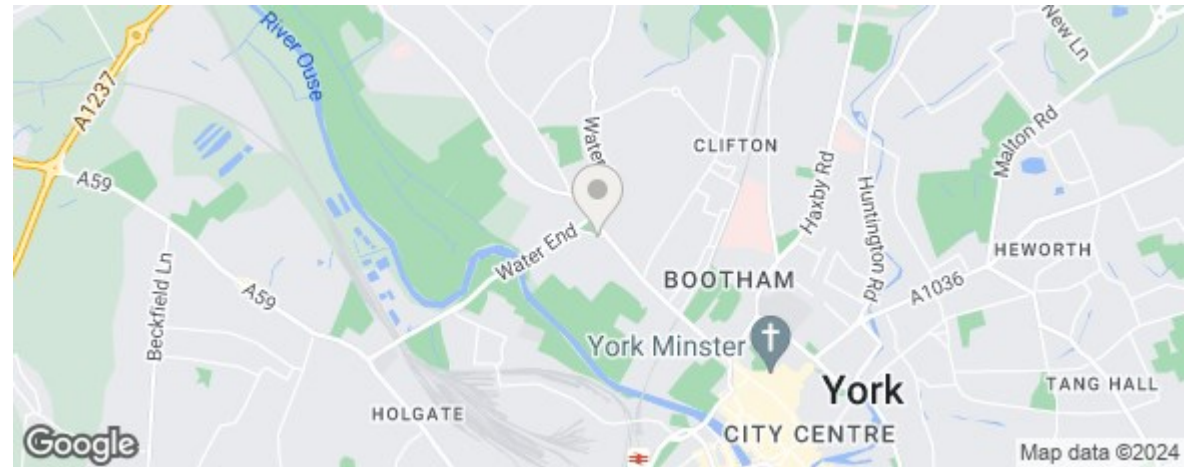
TOTAL FLOOR AREA: 2215 sq.ft. (205.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The sale is for qualitative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**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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