



HUDSON  
MOODY

23 Blatchford Court, York YO30 5GW



A modern SEMI-DETACHED HOUSE situated in the popular and sought after Clifton area of York and provides easy access to the city centre and Clifton Moor Retail Park.

- Modern Semi-Detached House
- Tucked Away Location
- Dining/Kitchen
- Lounge
- Two Double Bedrooms
- Family Bathroom
- Off Street Parking
- Private Rear Garden
- Within Easy Reach of York City Centre, Clifton Moor and Local Schools
- Double Glazing & Gas Central Heating

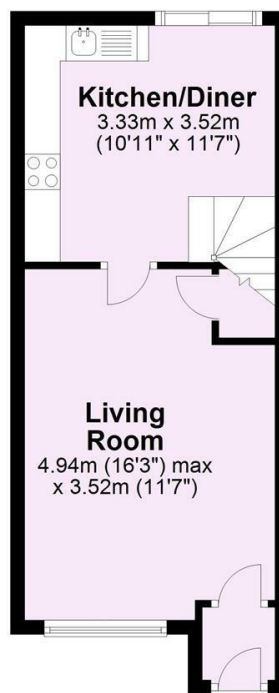
**Offers Over £250,000**

**Tenure: Freehold**

**Council Tax Band: B**



**Ground Floor**  
Approx. 30.5 sq. metres (328.6 sq. feet)



**First Floor**  
Approx. 29.5 sq. metres (317.6 sq. feet)



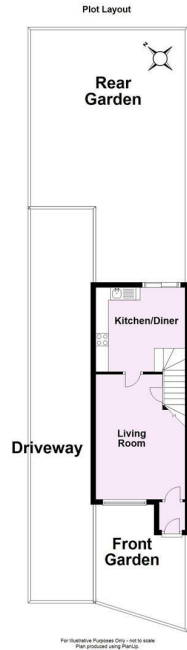
Total area: approx. 60.0 sq. metres (646.3 sq. feet)

For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



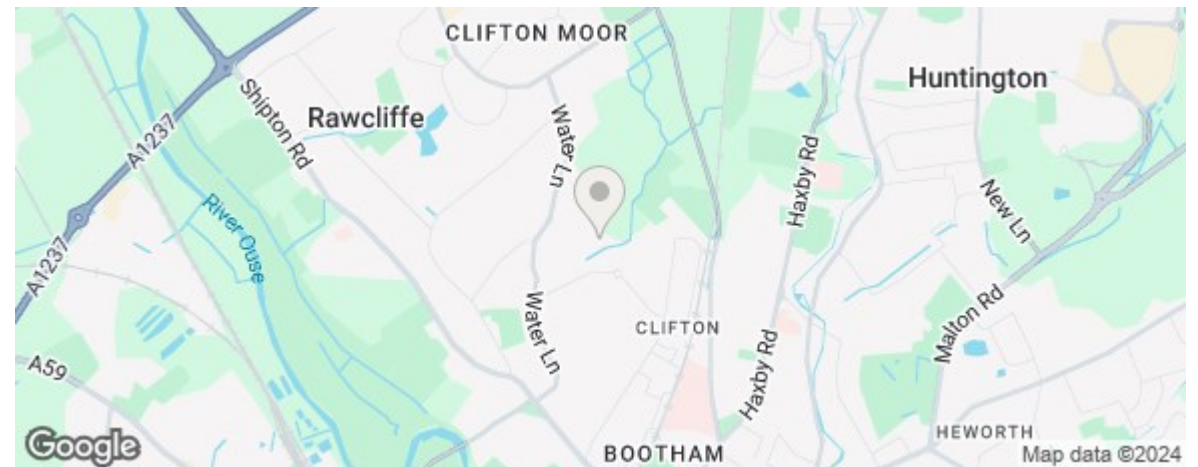






For Guidance: Proposed Only - NOT TO SCALE  
Plan produced using PlanIt

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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