



HUDSON
MOODY

5 Petersway, Clifton, York YO30 6AR

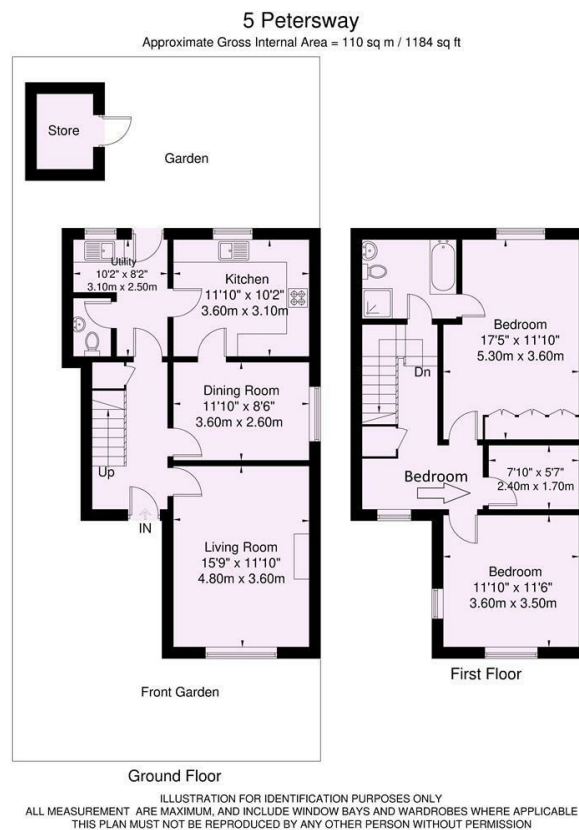
A 1930's detached home that has been refurbished over the years by the current owners including new rendering, roof, boiler and a landscaped garden. The property lies close to local amenities, York city centre, train station and St. Peter's School.

- Three Bedroom Detached Home
- Fitted Kitchen with Integrated Appliances
- Seperate Dining Room
- Living Room with Gas Stove
- Utility and Downstairs WC
- Two Double Bedrooms
- Additional Single Bedroom
- Juliet House Bathroom
- Sunny Rear Garden
- Off-Street Parking

Guide Price £550,000

Tenure: Freehold

Council Tax Band: D





5 Petersway
Approximate Gross Internal Area = 110 sq m / 1184 sq ft

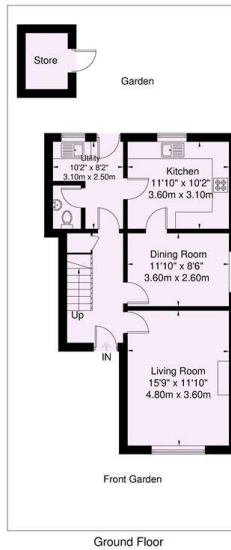
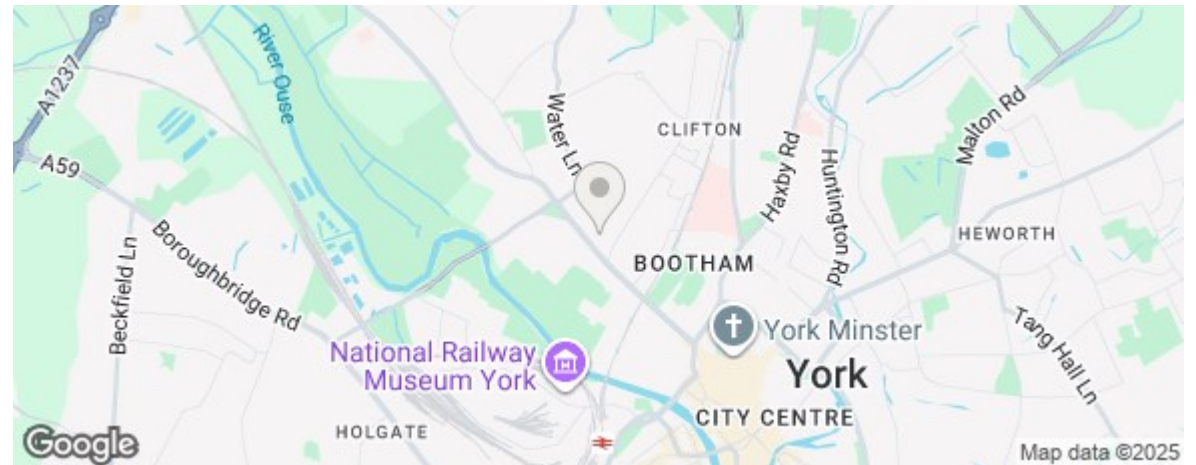


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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