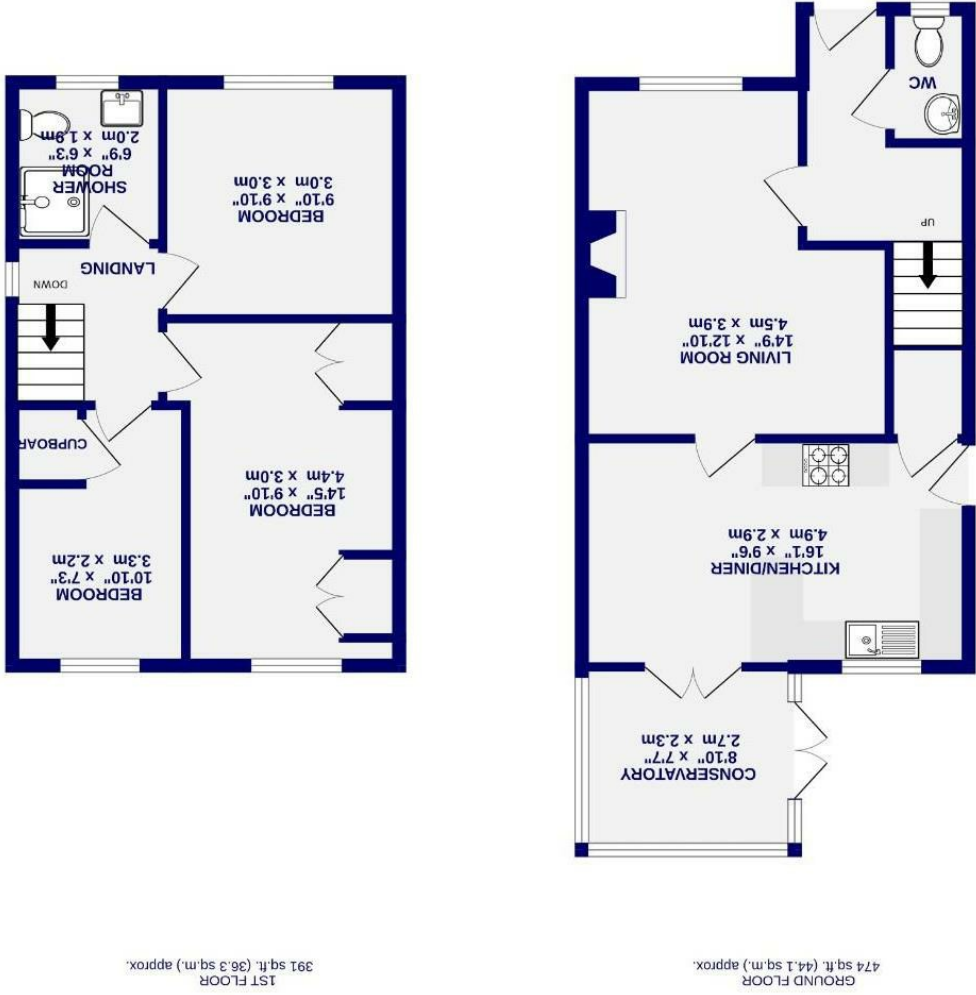


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While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and floor areas are approximate. It is advised to measure the property and to verify the floor area and to report any discrepancy to the agent. The floor area and floor plan are for information only and should not be used as a basis for any financial or legal transaction. The floor area and floor plan are for information only and should not be used as a basis for any financial or legal transaction. The floor area and floor plan are for information only and should not be used as a basis for any financial or legal transaction.



Morehall Close
, York
YO30 4WA

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Driveway & Garage
- Open Plan Dining / Kitchen
- Sought After Location
- Modern Kitchen
- EPC D



Morehall Close

, York

YO30 4WA

£325,000

 3  1

Welcome to this charming property nestled in the highly sought-after area of Clifton Moor. As you step through the welcoming entrance hall, The lounge offers a cosy retreat, perfect for relaxation or entertaining guests, while the well-appointed kitchen/diner boasts ample counter space and a delightful dining area. The rear conservatory over looks the private garden and is a multi functional reception space. Conveniently, a W/C is located just off the entrance hall.

Situated in the esteemed Clifton Moor neighbourhood, residents enjoy the convenience of a nearby shopping centre, offering an array of retail options and amenities. Excellent commuting links provide easy access to surrounding areas, enhancing the appeal of this location. Families will particularly value the proximity to Lakeside Primary School, renowned for its outstanding reputation and educational standards.

Venturing upstairs, three generously sized bedrooms await, each with its own distinctive character. A conveniently placed shower room completes the first floor, ensuring practicality alongside comfort.

Outside, this property presents a range of appealing features. A garage offers ample storage, complemented by the convenience of a driveway for off-road parking. The rear garden is a tranquil retreat, ideal for outdoor pursuits, gardening, or simply unwinding amidst nature's beauty.

Early viewing is recommended.

Council Tax Band- C

