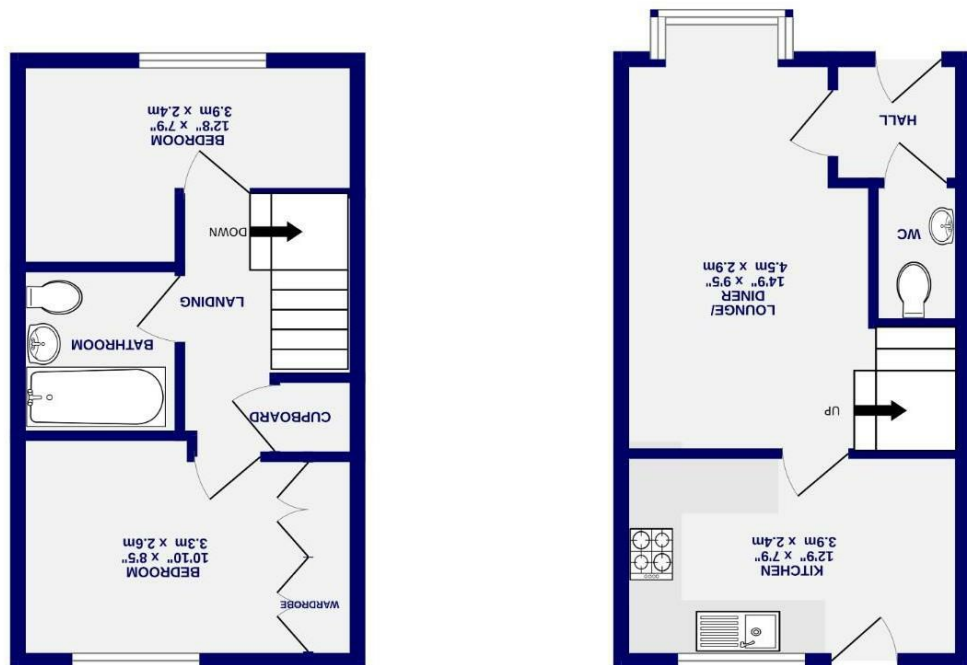


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

- EPC C
- Front & Rear Gardens
- Garage & Driveway
- Family Bathroom
- Two Bedrooms
- Immaculately Presented
- Moor
- Within Walking Distance Of Clifton
- End Terrace Home

Freehold
Council Tax Band - B

Roseberry Grove Clifton Moor, York YO30 4SU



1ST FLOOR
284 sq. ft. (26.4 sq.m.) approx.

GROUND FLOOR
294 sq. ft. (27.3 sq.m.) approx.

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 take the measurements of the rooms and floor areas on site and to verify them with the vendor. The floor plan for illustrative purposes only and should not be used as a guide. Purchasers should 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. No person in the employment of Ashtons 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.



Roseberry Grove
Clifton Moor, York
YO30 4SU

£270,000



Located to the north of York in this ever sought after area, ideal for access to the city centre, varied commuter links and local amenities, this well presented home is sure to appeal to a range of purchasers.

Immaculately presented throughout, the spacious accommodation includes a generous reception room and modern fitted kitchen offering ample storage. An understairs cupboard and conveniently placed w.c. completes the ground floor. On the first floor the property also boasts two double bedrooms and a house bathroom.

Set on a larger than average plot, this property includes gardens to the front and rear with private side access, a brick built garage with power and driveway parking.

Council Tax Band B.

