

- Freehold
Council Tax Band - C

GROUND FLOOR
401 sq ft (37.3 sq m), approx.

Garage
Bedroom 10.2m x 10.2m
Bedroom 3.1m x 2.7m
Utility Room 1.2m x 0.9m
WC
Cupboard
Entrance Hall
Up

1ST FLOOR
417 sq ft (38.8 sq m), approx.

Living Room 16.4' x 10.2'
Kitchen/Diner 5.2m x 2.7m
Landing
Study 6.7' x 1.5'
Bedroom 5.1m x 3.1m
Up

2ND FLOOR
421 sq ft (39.1 sq m), approx.

Bedroom 8.13' x 6.3'
Bedroom 2.7m x 2.5m
Bedroom 2.7m x 2.5m
Bathroom
Landing
Up



Ebsay Drive
Clifton Moor, York
YO30 4XR

£340,000

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A three/ four bedroom modern semi detached property, beautifully presented by the current owners offering a flexible and practical home in a sought after residential location.

Located in Ebsay Drive, a peaceful crescent in the popular York suburb of Clifton Moor, known for its wonderful community and access to a wealth of local amenities including cinemas, supermarkets, restaurants and shops.

The accommodation in brief, a wonderful front entrance leads to a rear utility, cloakroom W.C and a fourth bedroom/ garden room. To the first floor are two reception rooms a front living room and study area with a feature gas fire. To the rear is an open plan dining/ kitchen. The shaker style kitchen with oak effect units, stone effect worktops and benefits from a range of integral appliances. To the first floor are three double bedrooms and a three piece family bathroom.

Externally to the front is a garden, integral garage and driveway parking, to the rear is a south facing garden with a lawn and patio area.

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