



Roseberry Grove
Clifton Moor, York
YO30 4SU

Offers Over £250,000



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.



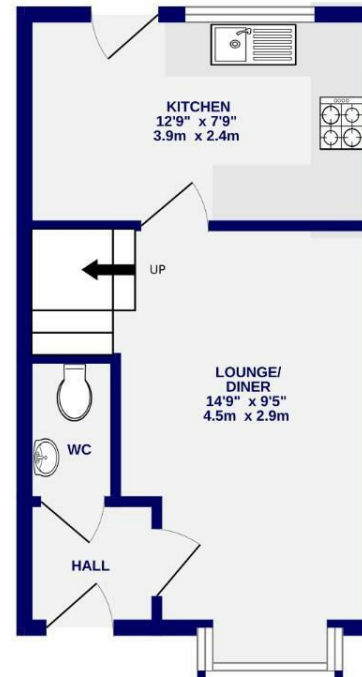


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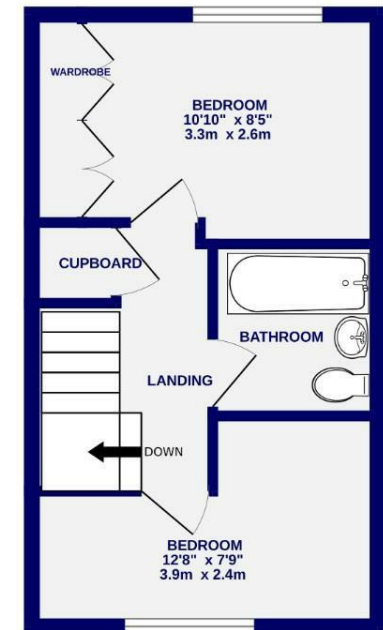
Freehold
Council Tax Band - B

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

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



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



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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