



42 Westminster Road, Clifton, York YO30 6LY

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A well presented, semi detached home, with loft conversion. Situated in the highly desirable area of Clifton, close to Clifton Green, the city centre and the well regarded St Peters School.

- Highly Desirable Location A 15 Minute Walk of the City Centre and Train Station
- Open Plan Living
- Breakfast Kitchen with Double Doors onto the Garden
- Ground Floor WC
- Three Second Floor Bedrooms and the Family Bathroom
- Loft Conversion with Double Bedroom, Ample Storage and WC
- Garage
- Off Street Parking
- Private Garden
- No Onward Chain

**Offers Over £600,000**

**Tenure: Freehold**

**Council Tax Band: D**

42 Westminster Road  
Approximate Gross Internal Area = 129 sq m / 1388 sq ft

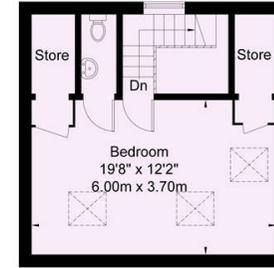


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

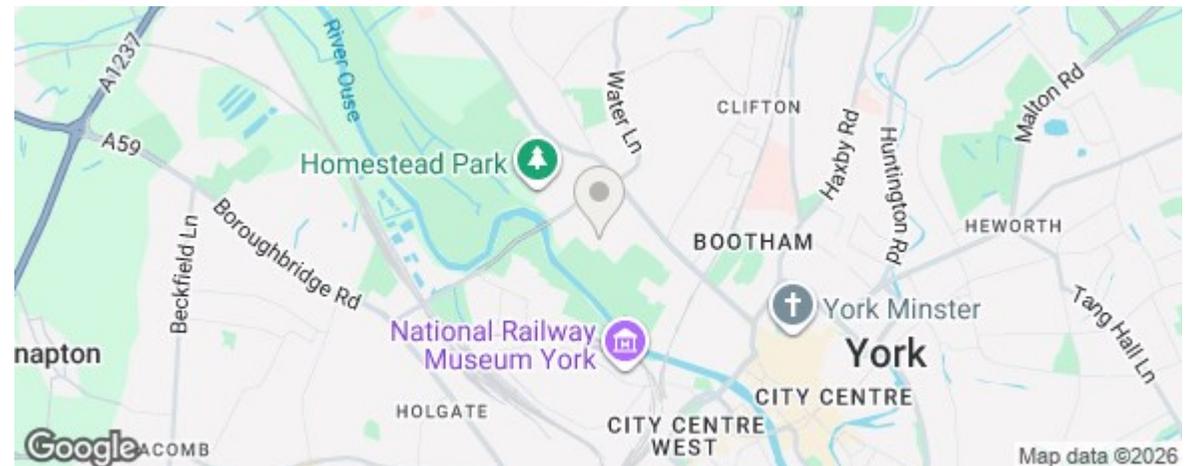






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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**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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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