



HUDSON  
MOODY

31 St. Lukes Grove, Clifton, York YO30 6DD

Two double bedroom semi-detached home renovated by the current owners, creating an open plan feel on the ground floor with kitchen / dining and living area. The property also benefits from two off-street parking spaces and open views to the rear overlooking a nature reserve.

- Immaculate Semi-Detached Home
- Perfect for First Time Buyers
- Modernised by the Current Owners
- New Kitchen with Integrated Appliances
- Living Room with Patio Door
- Two Double Bedrooms
- House Shower Room
- Off-Street Parking for Two Cars
- Quiet Cul-De-Sac Location
- Open Aspect Views of the Nature Reserve

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: B**

31 St Lukes Grove  
Approximate Gross Internal Area = 56.4 sq m / 607 sq ft.

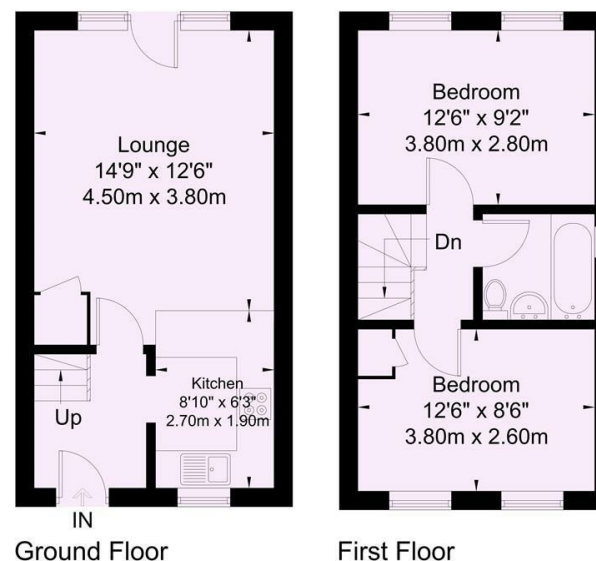


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





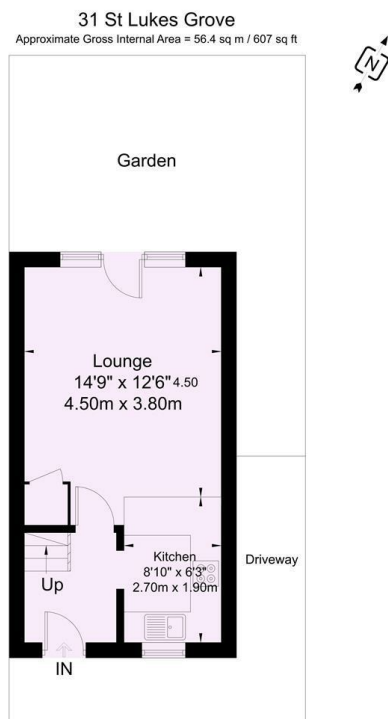
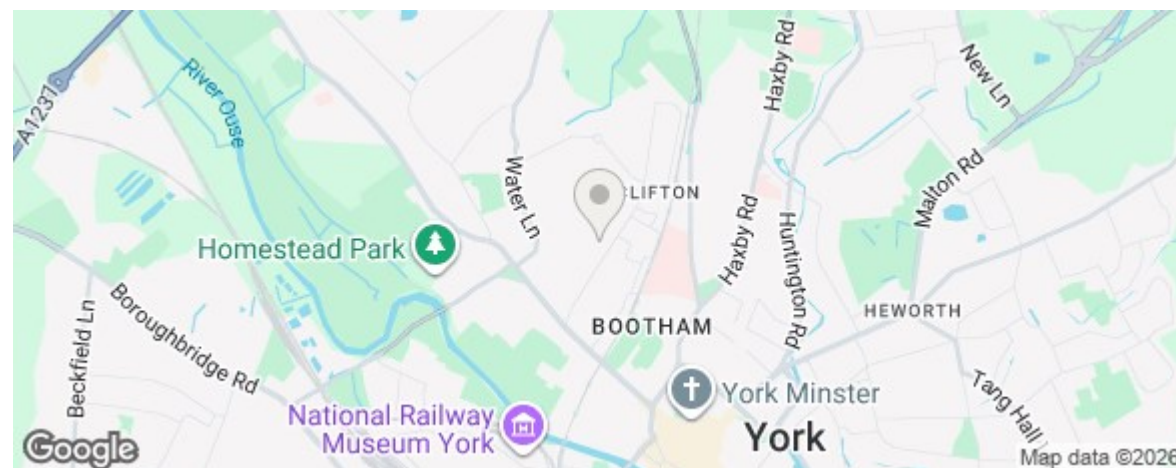


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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



#### 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.

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