



HUDSON
MOODY

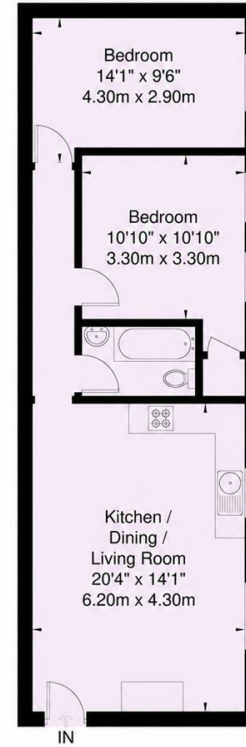
11A Clifton Green, York YO30 6LH

A sympathetically updated apartment, set on the first floor of a former bakery, on the edge of Clifton Green. The property has been modernised, yet retains period charm and lies within easy reach of a variety of local amenities including independent shops, cafés, and green spaces.

- **Generous First Floor Apartment**
- **Period Building with External Staircase from Private Courtyard**
- **Open Plan Living Space with Log Burning Stove**
- **Excellent Kitchen Area**
- **Two Double Bedrooms**
- **Well Appointed Bathroom**
- **Sought-After Location**
- **Good Local Amenities, Shops and Restaurants**
- **Easy Access to York Centre & Railway Station**

Guide Price £200,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: B

11A Clifton Green
Approximate Gross Internal Area = 60 sq m / 645 sq ft



First Floor

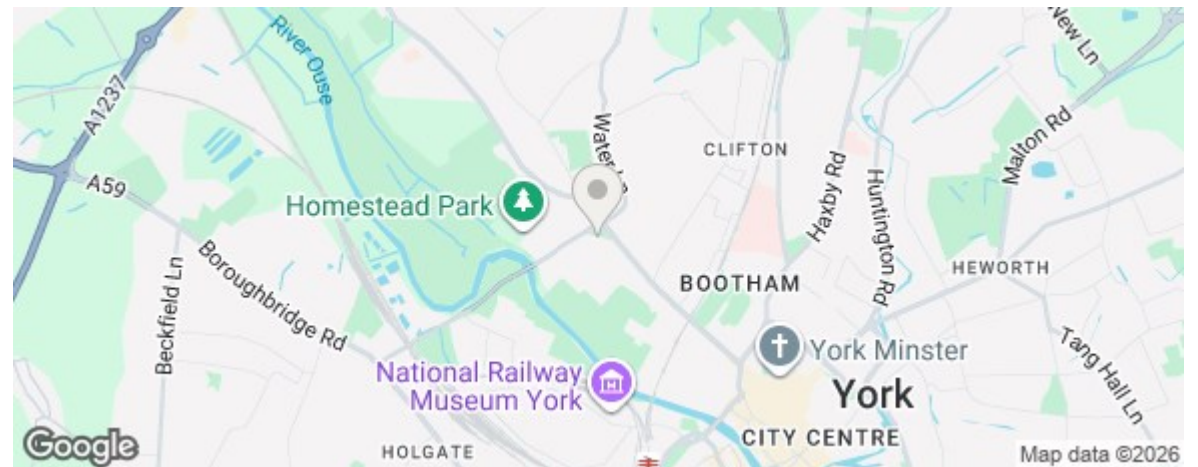
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





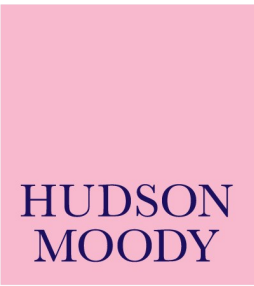


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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.
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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