



HUDSON
MOODY

11 Little Avenue, Clifton, York YO30 6JG

A smartly presented, updated traditional semi-detached house situated in an excellent location close to Burton Green and within easy reach of York city centre.

The house offers generous living accommodation with three or four bedrooms and an additional loft room together with ample off street parking and good sized lawned garden.

- Spacious Family Home
- Pleasant Location
- Living Room
- Dining Kitchen
- Second Reception Room/ Bedroom 4.
- Two Double & One Single Bedroom
- House Bathroom
- Large Attic Room
- Off Street Parking
- Generous South Facing Garden

Offers In Excess Of £300,000

Tenure: Freehold

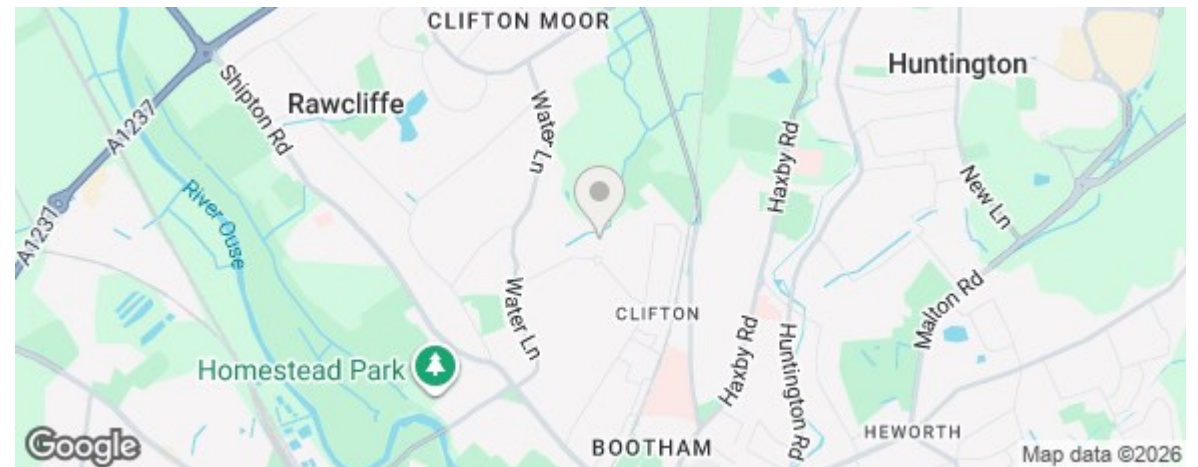
Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	73
(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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