

HUDSON
MOODY

150 & 152 Clifton, York YO30 6BH

FOR SALE BY MODERN METHOD OF AUCTION - OPERATED BY IAMSOLD LIMITED

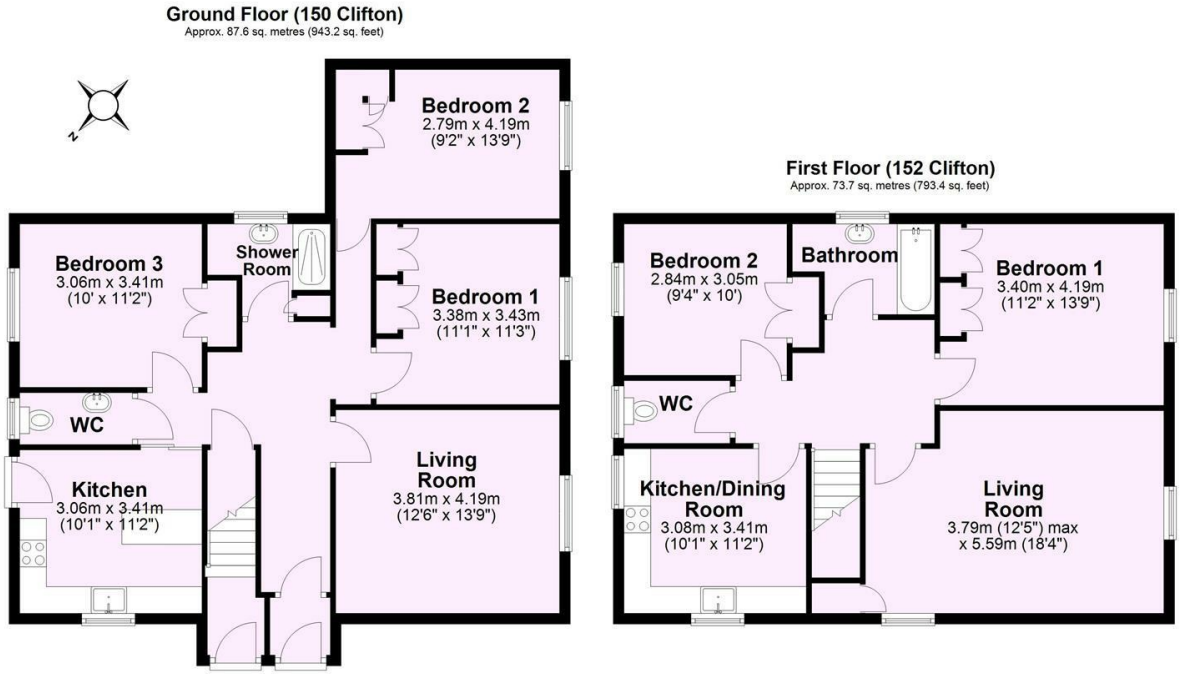
A detached home with double garage, currently configured as two separate apartments each with their own private entrance. Situated in the highly desirable area of Clifton.

- Two Seperate Apartments Set Within One Generously Sized Detached Home
- Each with Private Entrance, Utilities and Central Heating System
- Generous Plot with Low Maintenance Wrap Around Garden and Double Garage
- Desirable Location on the Edge of the City Centre
- Close to Well Regarded Schools and Within Walking Distance of the City
- Exciting Opportunity to Convert to a Single Dwelling, Family Home
- Double Garage
- For Sale By Modern Auction - T&C's Apply
- Subject To Reserve Price
- Buyer's Fees Apply

Guide Price £380,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 161.3 sq. metres (1736.6 sq. feet)





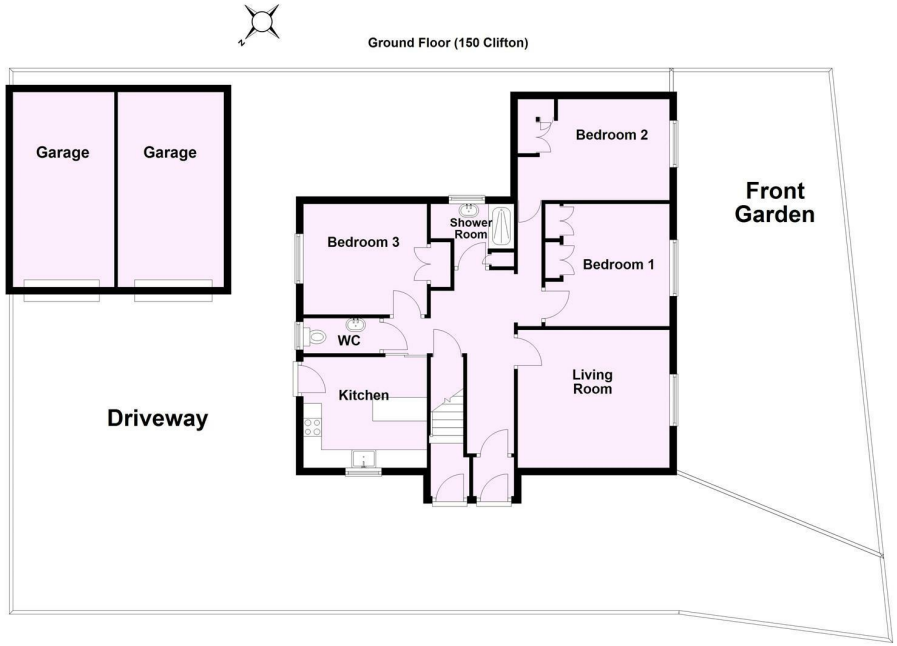




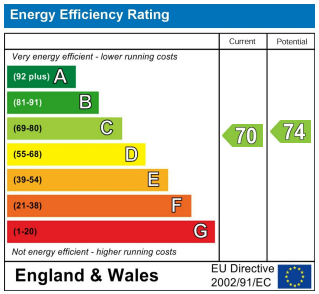


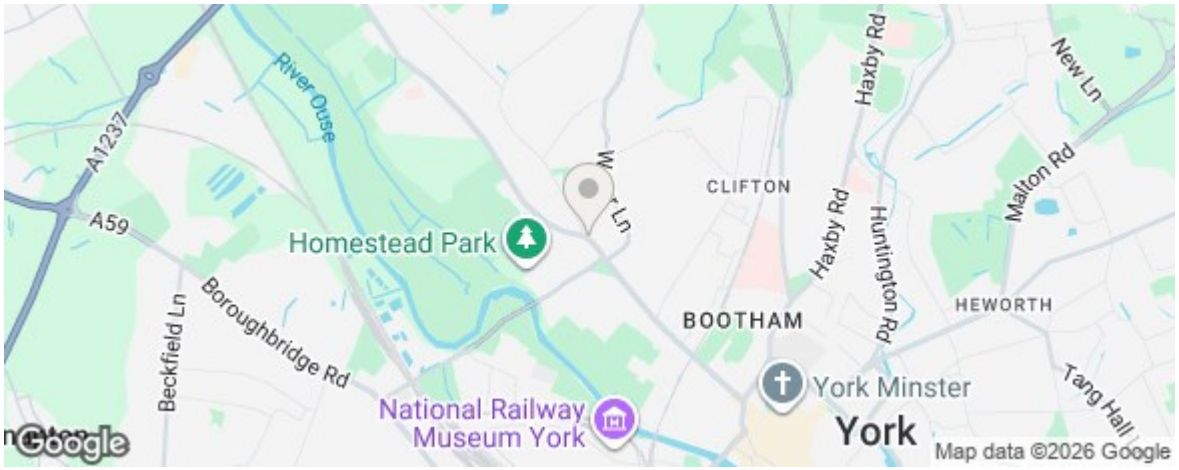












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IMPORTANT NOTICE

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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