



HUDSON  
MOODY

Clifton View Green Lane, Clifton, York YO30 5QX



A PURPOSE BUILT and tranquil development of 4 Apartments including PRIVATE PARKING AND EASY ACCESS into York City Centre. The Apartments are currently all let on AST's and producing £65,580 per annum.

These 4 purpose built apartments, have been completed to the highest of specification throughout . Clifton lies conveniently for access to York railway station, the main road networks and access to York city centre. The apartments are accessed via a central, communal entrance hall , two to the ground floor and two to the first. The first floor properties have the benefit of a Cibes Platform Lift in the communal entrance and each have designated single parking space with electric charging facilities and use of the communal, landscaped, garden area.



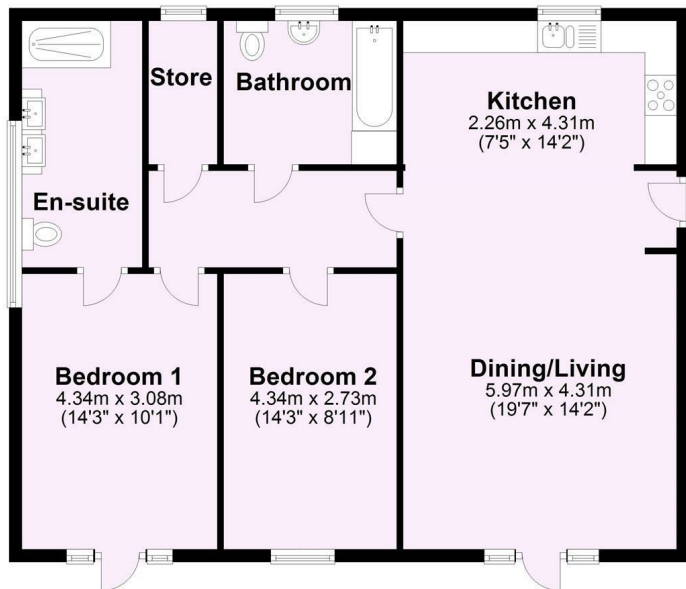
## Accommodation:

- 4 Purpose Built Apartments
- each with Open Plan Living/Dining Area
- Fitted Kitchen with High Spec Neff Integrated Appliances
- Two Double Bedrooms
- En-suite Shower Room
- Bathroom
- Parking Spaces with Electric Charging Point
- Landscaped Communal Gardens
- Ideal investment opportunity

Guide Price £995,000  
Tenure Freehold

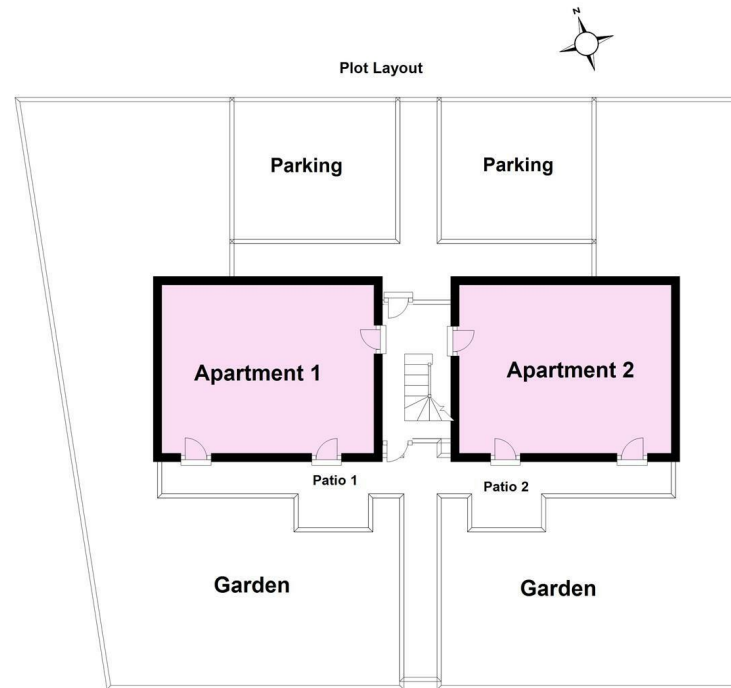


**Ground Floor**  
Approx. 86.0 sq. metres (925.2 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

**Plot Layout**

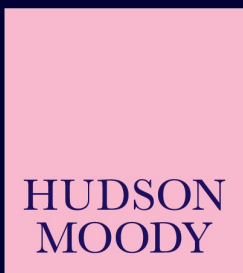


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**IMPORTANT NOTICE**

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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.
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