



HUDSON
MOODY

31 Westminister Road, York YO30 6LZ

An attractive, and spacious four bedroom semi detached home. Situated on the highly desirable Westminster Road, in the Clifton area of York

- Well Presented Throughout
- Welcoming Entrance Hall with Feature Stained Glass
- Beautifully Appointed Living Room with Gas Fire
- Open Plan Kitchen Dining and Garden Room
- Utility Room and WC
- Three First Floor Bedrooms and Family Bathroom
- Loft Conversion Including a Generous Double Bedroom and En-Suite Shower Room
- Good Sized, Low Maintenance Garden
- Through Access to the Rear and Storage Area
- Envious Location Close to Well Regarded Schools, The City Centre and Nearby Riverside Walks

Offers In Excess Of £550,000

Tenure: Freehold

Council Tax Band: D

Westminster Road, Clifton, York, YO30

Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft
 (Excluding Restricted Use Area)
 Restricted Use Area = 5.6 sq m / 60 sq ft
 Storage Room = 8.9 sq m / 96 sq ft
 Total = 143.4 sq m / 1543 sq ft

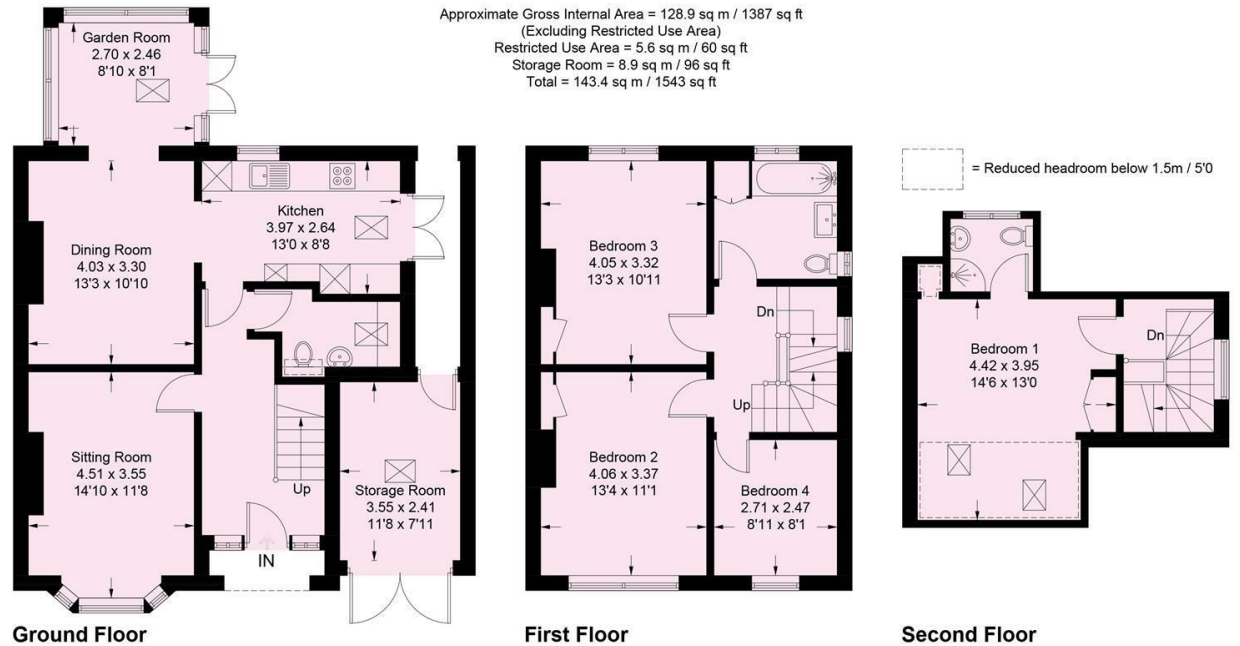
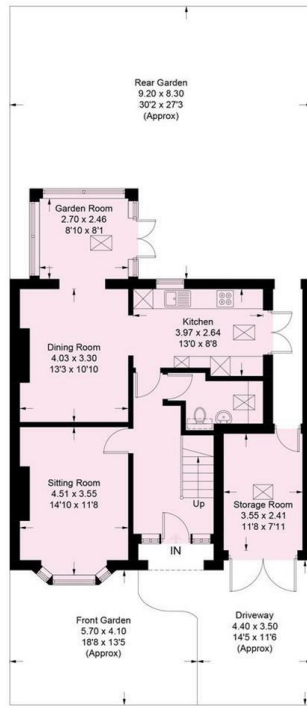


illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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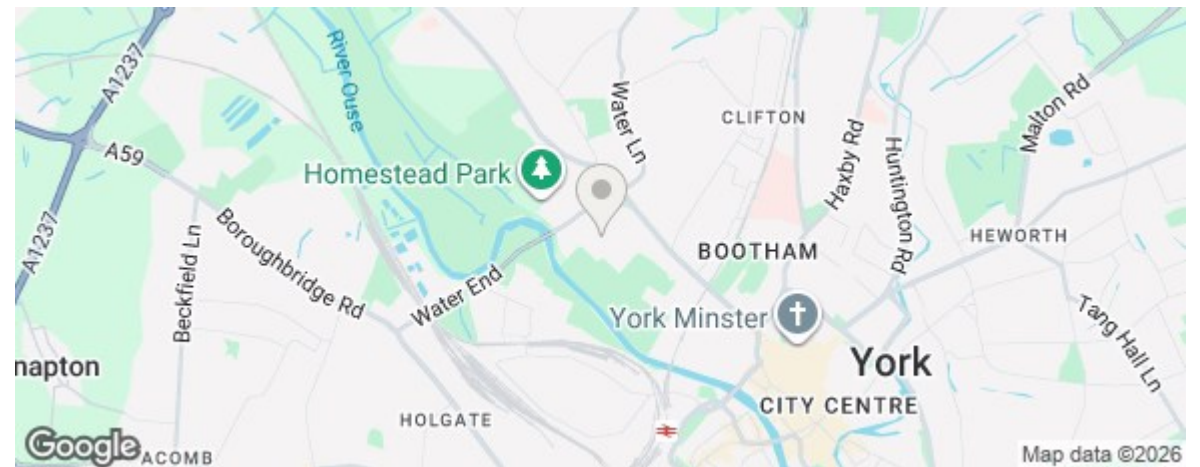
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Ground Floor

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 69 | 75 |
| (39-54) | E | | |
| (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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