
HUDSON
MOODY
7 Greencliffe Drive, York YO30 6NA

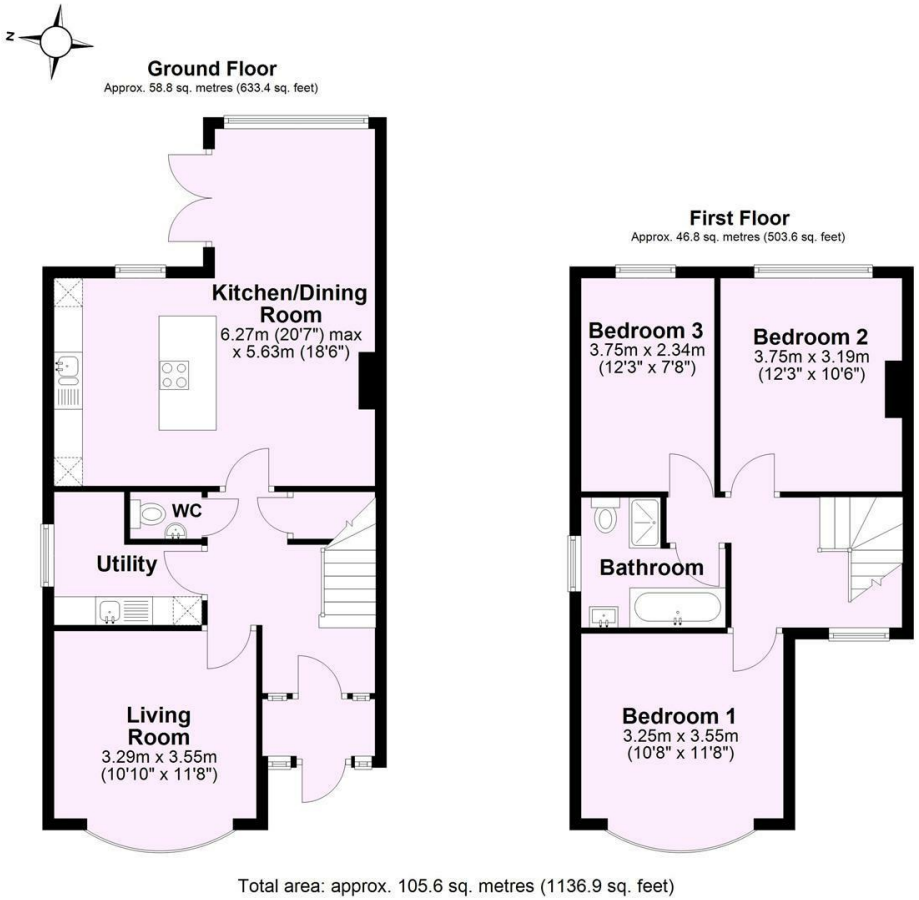
A beautifully presented, extended detached home, situated on the highly desirable Greencliffe Drive, enjoying convenient access to Homestead Park, York city centre, the train station and well regarded schools.

- Bay Fronted Period Home with Cast Iron Gates
- Beautifully Appointed Living Room with Plantation Shutters and Granite Fireplace
- Extended and Contemporary Kitchen Dining Room with Under Floor Heating, Opening onto the Garden
- Utility Room with Separate WC
- Three Bedrooms
- Family Bathroom with Bath and Separate Shower
- Landscaped Rear Garden
- Driveway Plus Residents Permit Parking Scheme
- Planning Permission Granted for a Double Storey Side Extension
- Nearby Riverside Walks and Cycle Tracks. Excellent Commuter Links, Convenient Access to the City Centre, York Train Station and York Hospital

Offers In Excess Of £640,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 105.6 sq. metres (1136.9 sq. feet)









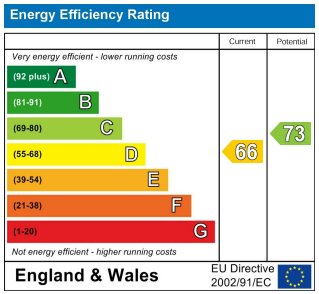


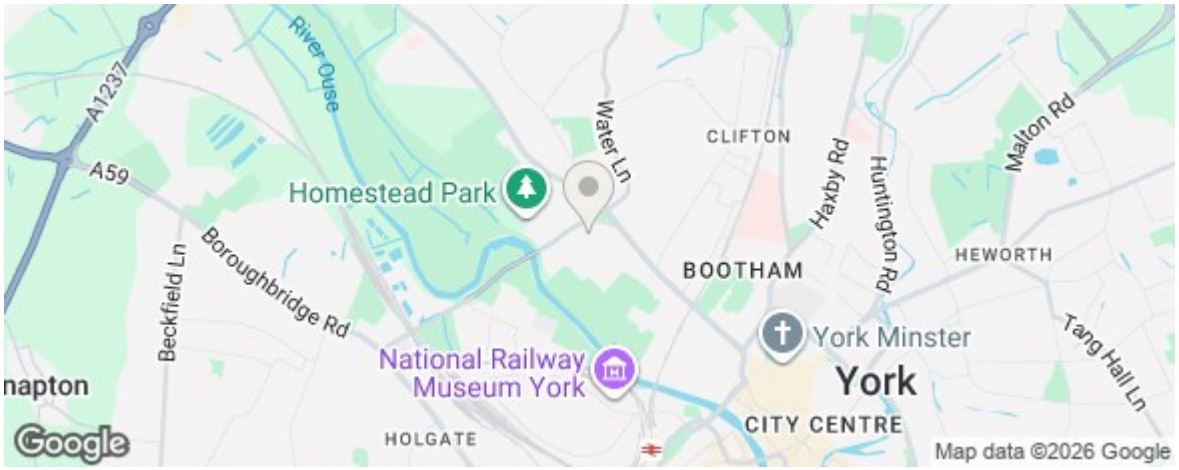












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IMPORTANT NOTICE
1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and 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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