



HUDSON
MOODY

18 Gouthwaite Close, York YO30 4UJ



*** VIEWINGS AVAILABLE ***A beautifully presented MODERN DETACHED HOUSE set on a corner plot in the popular CLIFTON MOOR area of York.

The house is approached via an open plan lawned garden and a brick set driveway leading to the integral single garage and front door leading into the reception hall. The light and airy sitting room boasts a box bay window to the front, an impressive fireplace with feature stove effect fire and leads to the smart kitchen with wood fronted units, integral cooker with a gas hob and extractor fan. A door from the kitchen leads into the good sized conservatory with French doors leading into the rear garden. To the first floor lies the master bedroom with en-suite shower room, three further good sized bedrooms and the beautifully fitted house bathroom. To the rear of the house lies a well tended garden, predominantly laid to lawn with a flagged seating area. The house lies in a popular residential location close to local shops and amenities and has good transport links to the City of York.

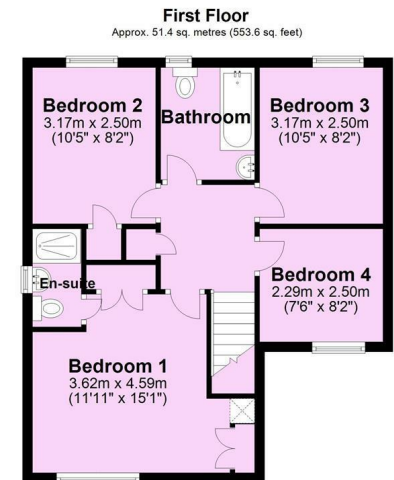
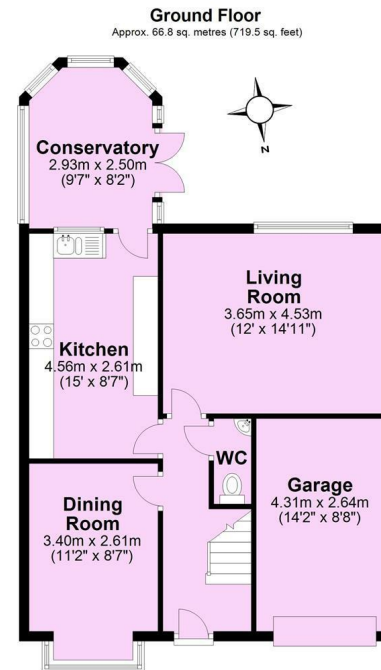


- Modern Detached House
- Sitting Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Four Good Sized Bedrooms
- En-Suite Shower Room
- Bathroom
- Well Tended Garden
- Single Garage

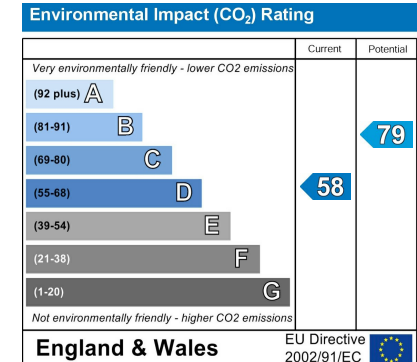
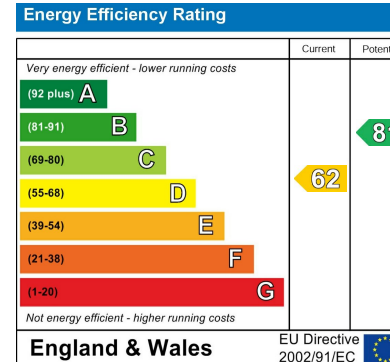
Guide Price £340,000

Tenure: Freehold





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



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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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