



HUDSON
MOODY

3 Longwood Link, Clifton Moor, York YO30 4UG



***** VIEWING RECOMMENDED ***** A spacious modern DETACHED FAMILY HOUSE situated in the popular and sought after Clifton Moor area of York within easy reach of the outer ring road, A59 and A64.

Set back from the road, a wide paved and gravel parking area leads to the front of the property and integral single garage. The property is entered via a good sized hallway with turned staircase and ground floor WC off. To the side of the hallway is the spacious living room with modern fire place incorporating a contemporary fire. Double doors continue through into the dining room which benefits from patio doors opening onto the decked patio. The superb kitchen lies to the rear of the house and is fitted with a large 6 ring SMEG range style gas cooker with stainless steel splashback and extractor hood. The kitchen continues through an archway into a generous utility area with door to the rear garden.

To the first floor is the master bedroom with en-suite shower room, a further double bedroom and two smaller bedrooms. The house bathroom has a contemporary feel and boasts a modern white suite. Bath benefits from shower attachment.

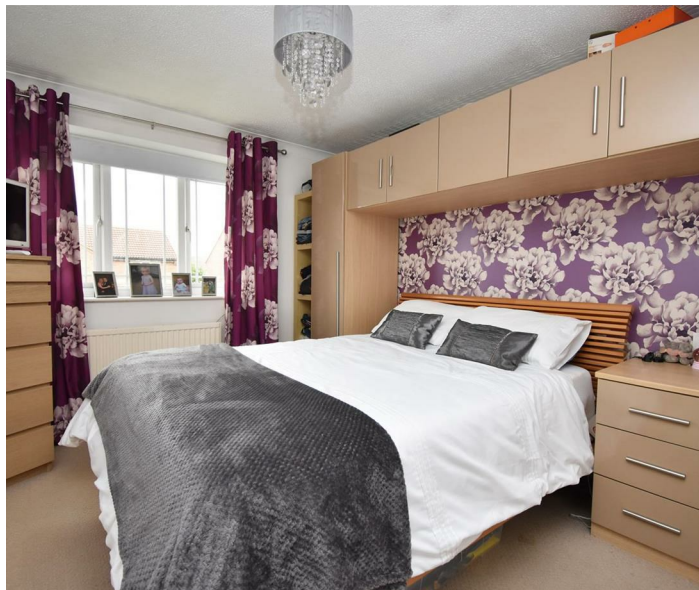
To the rear of the property is a fair sized south facing lawned garden with a decked patio providing ample space for alfresco entertaining, space for a hot tub and a good sized garden shed. The house lies within a quiet residential area yet within easy reach of all the shops and services available in Clifton Moor Retail Park, a park and ride bus service into the city, together with the outer ring road leading to the motorway network.

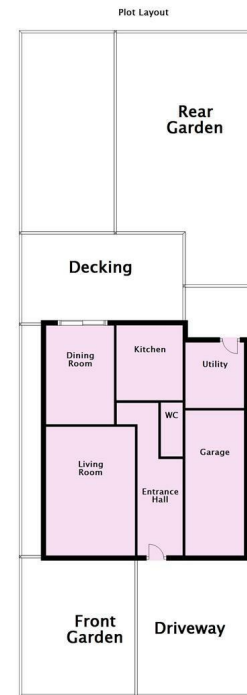
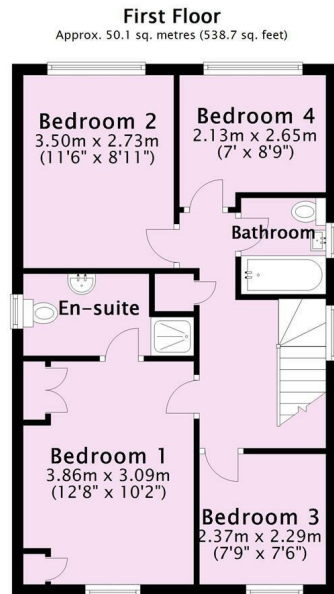
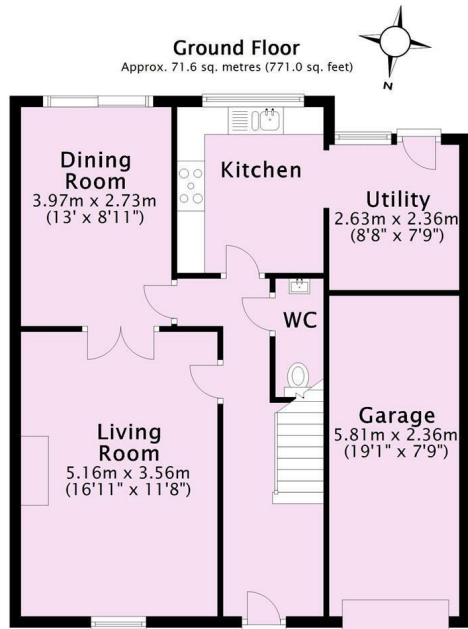


- Modern Family House
- Spacious Living Room
- Dining Room with Patio Doors to the Garden
- Kitchen and Utility Area
- Four Bedrooms (Master En-Suite)
- Contemporary House Bathroom
- Integral Garage and Parking
- Enclosed Private Rear Garden
- Excellent Location with Good Road Links

Guide Price £365,000

Tenure: Freehold





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

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		50	78
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.

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