

WELLESLEY CLOSE, CLIFTON MOOR, YORK YO30

£350,000 freehold

4 bedroom detached house for sale

LINLEY &
SIMPSON



- **Detached House**
- **Two Reception Rooms**
- **Bathroom and En-Suite**
- **Four Bedrooms**
- **Lawned Rear Garden**
- **No Forward Chain**

This well-proportioned four bedroom detached property features two reception rooms and a lawned garden to the rear, with ample off street parking to the front. Placed in a cul-de-sac in the popular Clifton Moor area of the city, the property has easy access to the outer ring road and good links with the city centre. Clifton Moor shopping park is also just a short distance away.

The well-presented internal accommodation is entered through a small hallway which leads straight into a generous lounge with a bay window. The ground floor continues with a fitted dining kitchen which has French doors leading into the rear garden. There is also a useful utility room and a separate W.C. The downstairs is completed with a dining room. To the first floor is a master bedroom with a large amount of built-in storage and a three piece en-suite shower room. There are three further good size bedrooms and a three piece family bathroom. The house also has the advantages of double glazing throughout and gas central heating.

Outside the property is the lawned rear garden with a paved area, and off street parking is at the front. Offered with no forward chain a viewing is recommended to appreciate the accommodation on offer.

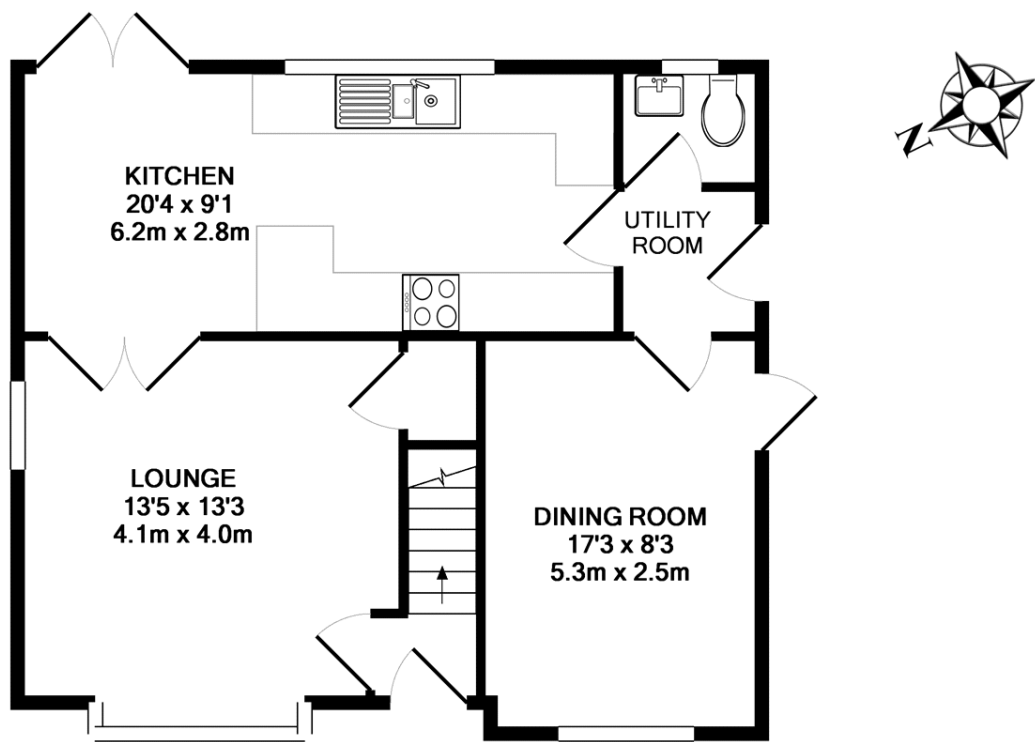
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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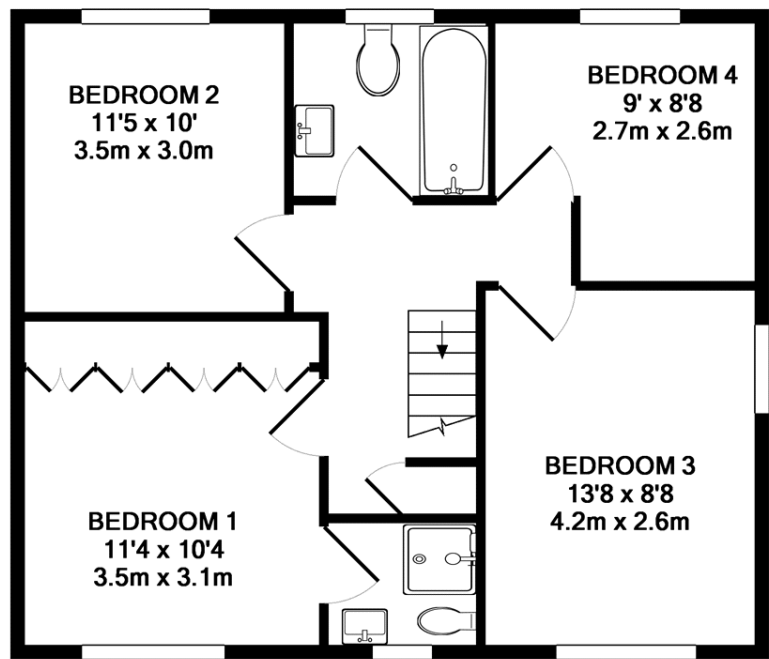


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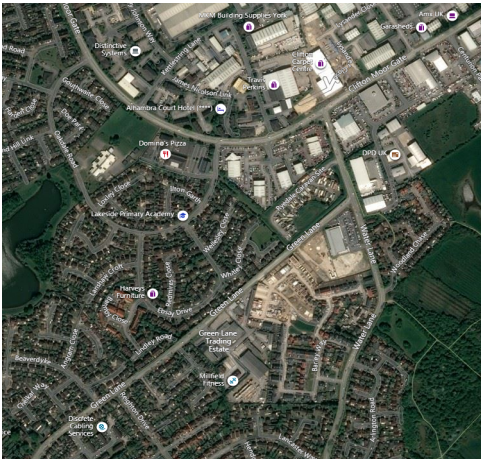
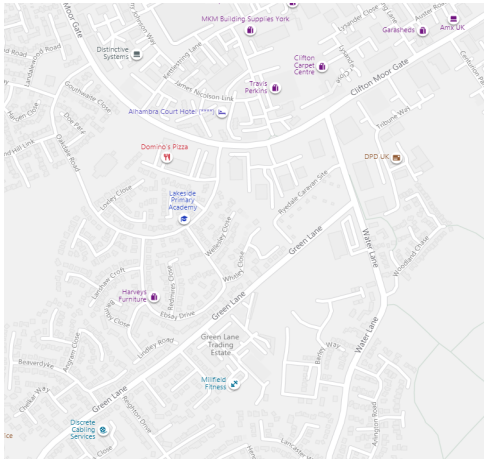


GROUND FLOOR
APPROX. FLOOR
AREA 559 SQ.FT.
(52.0 SQ.M.)

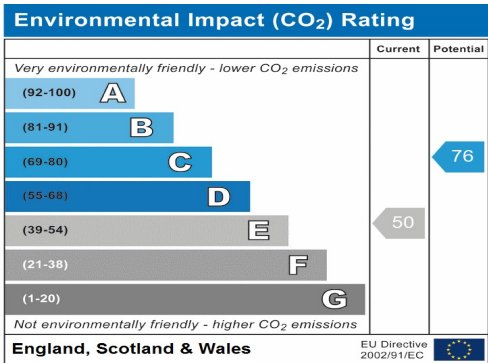
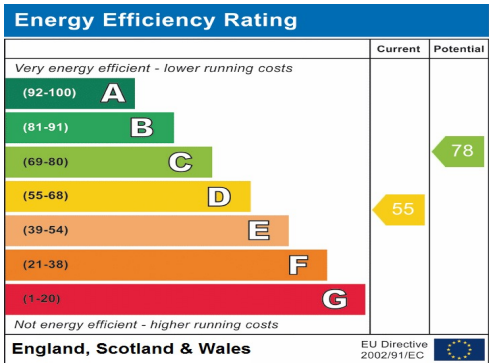


1ST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.3 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band E - £2,025.58 per year (York 2019/20)**



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Saturday
9:00am to 1:00pm



Referral fees

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.