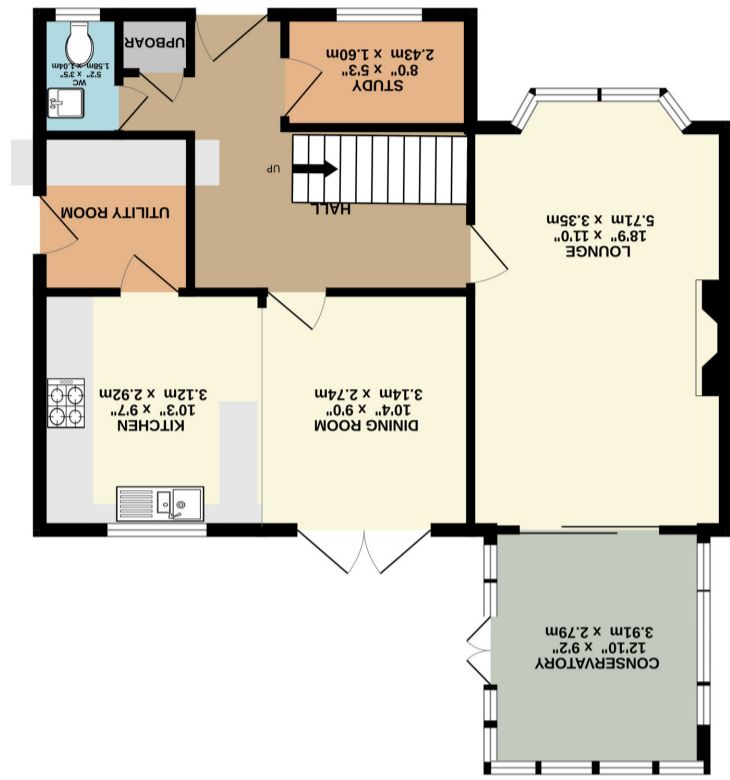
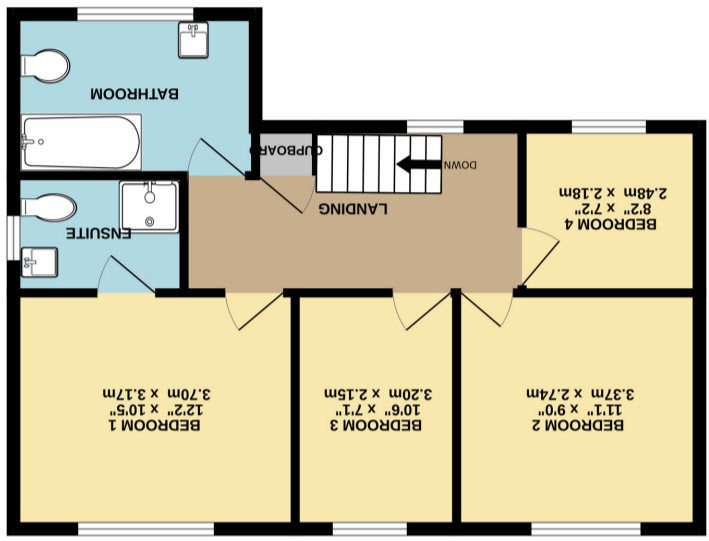


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Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



GROUND FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



## 9 Arlington Road, Clifton Moor, York YO30 5GF

Offered for sale with the benefit of no onward chain is this large detached four bedroom family home located in the popular area of Clifton Moor. Boasting an entrance hall leading to a study, ground floor W/C, recently fitted modern dining kitchen with appliances, separate matching utility room, spacious living room with feature fireplace and a conservatory. To the first floor is a recently installed three piece house bathroom and four good sized bedrooms with a modern ensuite shower room to the master. Externally the house benefits from a generous sized rear garden with lawn and patio areas, perfect for entertaining with family and friends, a large driveway for ample off street parking and a detached double garage. Having been lovingly updated by the current owners, we truly believe viewing is needed to appreciate the size and standard of accommodation on offer here.

- No Onward Chain
- Detached House
- Detached Double Garage
- Ground Floor W/C
- Utility
- Ensuite to Master
- Modern Dining Kitchen
- Four Good Sized Bedrooms
- Large Driveway
- Desirable Location

Travelling from the roundabout at Tescos just off the A1237. Carry straight on over Tescos roundabout and after 200m turn right onto Oakdale Road. Turn right onto Water Lane and Arlington Road is a turning on your right hand side. The property can be seen by our for sale sign.

Clifton Moor situated off the A1237 giving ease of access for commuters to the A64, A59 and further road links. Clifton Moor offers a range of local shopping and leisure facilities to include the Vue Cinema, restaurants, bowling and a range of shops to include Tescos and retail parks.

