



HUNTERS®
HERE TO GET *you* THERE

34 Moorcroft Road, York, YO24 2RQ

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Offers Over £290,000

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedroom semi detached house in need of modernisation situation within Woodthorpe in York. The property benefits from a gas central heating system, double glazing and briefly comprises a living room, kitchen/dining room, utility room and two bedrooms to the ground floor. To the first floor there is bedroom one and a bathroom. To the front of the property there is a generous size garden with shrub borders. To the side of the property there is a further garden laid to lawn along with a driveway leading to a single garage. To the rear of the property there is a patio area along with mature shrubs, garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate this accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Woodthorpe is a suburb in the south west of the city of York, in the ceremonial county of North Yorkshire, England. The surrounding areas are Dringhouses and Foxwood.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

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Moorcroft Road, York, YO24

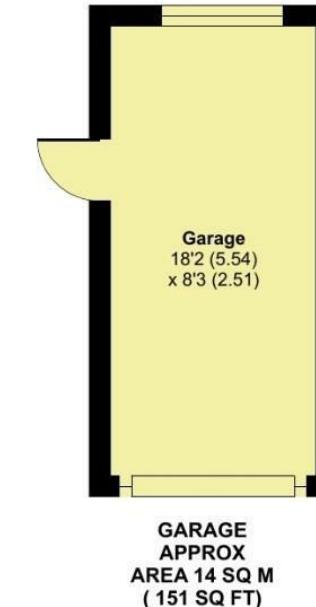
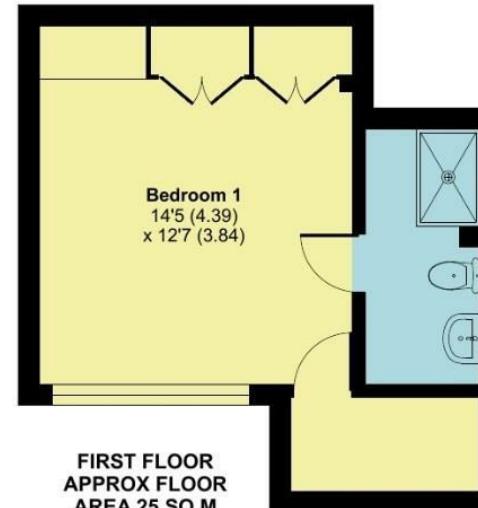
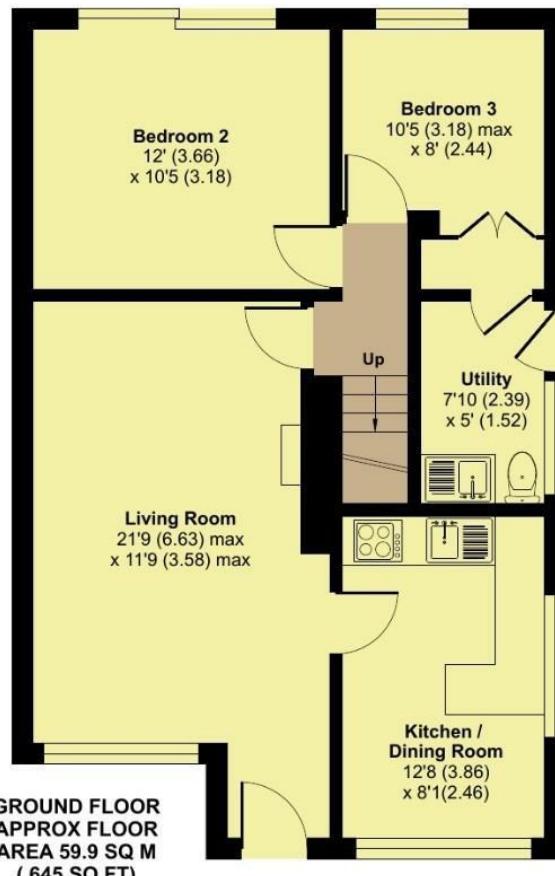


Approximate Area = 915 sq ft / 85 sq m

Garage = 151 sq ft / 14 sq m

Total = 1066 sq ft / 99 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Hunters Property Group. REF: 1144429

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
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		
EU Directive 2002/91/EC		
England & Wales		EU Directive 2002/91/EC





