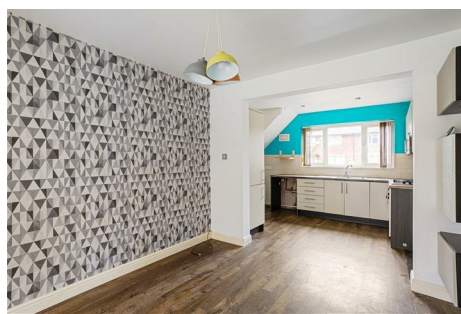


N A I S H
E S T A T E A G E N T S



Y O R K
E S T . 1 9 3 9



13 Highmoor Road , York, YO24 2UF

A spacious semi-detached home with lots of potential located in the popular suburb of Dringhouses. The property offers well-arranged accommodation ideal for a range of buyers and is within walking distance of primary & secondary schools, various commuter links and local amenities. This property has been a family home for many years and most recently a successful rental property.

Comprising of an entrance hall, leading into a reception room and a kitchen/diner with conservatory, the downstairs space offers versatile living arrangements to suit the needs of the new owners. To the first floor are three bedrooms, one with an en-suite and a family bathroom.

Externally, this property benefits from a south-facing rear garden and has the potential to create off street parking to the front.

The property is offered for sale with no forward chain and will be an ideal home for a range of buyers, therefore early viewing is advised.

If you need to sell a property to fund your move, speak to us regarding a free consultation and valuation. Like and follow 'Naish' on Facebook for property updates.

Offers Invited £269,500

13 Highmoor Road

, York, YO24 2UF



- Semi-Detached Home
- Three Bedrooms
- En-suite & Family Bathroom
- Kitchen/Diner
- Potential to Extend & Renovate
- No Onward Chain

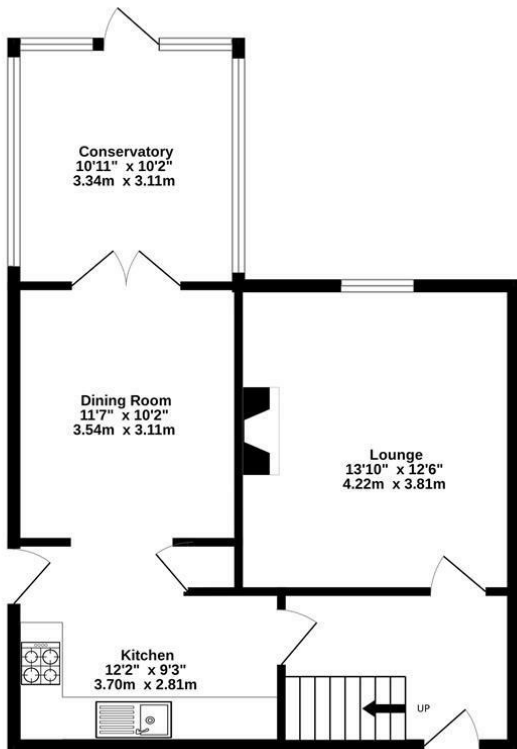


[Directions](#)

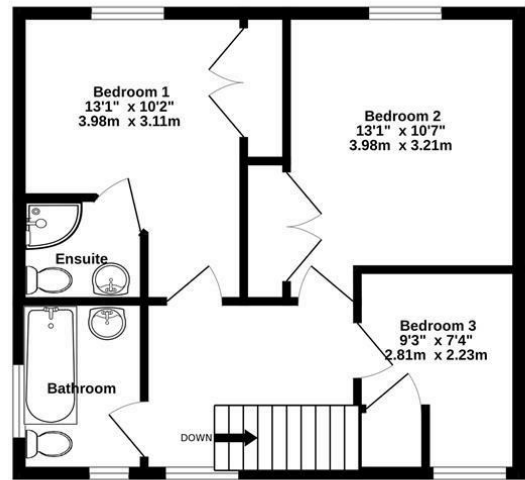


Floor Plan

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst 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.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	