



## Wordsworth Crescent, York, YO24 2RX

- POPULAR LOCATION
- GARAGE
- CLOSE TO LOCAL AMENITIES
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

**£230,000**





# Wordsworth Crescent, York, YO24 2RX

## DESCRIPTION

A two bedroom, semi detached bungalow in the popular residential area of Woodthorpe.

Upon entering the property you have an entrance hall providing access to the majority of rooms as well as a useful storage cupboard.

To the rear of the property you have two bedrooms, each with windows overlooking the garden.

There is a spacious living room with a feature fireplace creating a focal point to the room as well as a large window to the front elevation filling the space with natural light.

The kitchen features a range of base and wall units as well as space and plumbing for free standing appliances, an external door leads out to the side of the property.

The internal accommodation is completed by the bathroom with sink, W.C and bath.

Externally there is a lawned front garden with well stocked borders. A driveway runs down the side of the property providing off street parking and leading to the detached garage.

To the rear you have a private garden, predominantly laid to lawn with mature borders and a gravelled seating area.

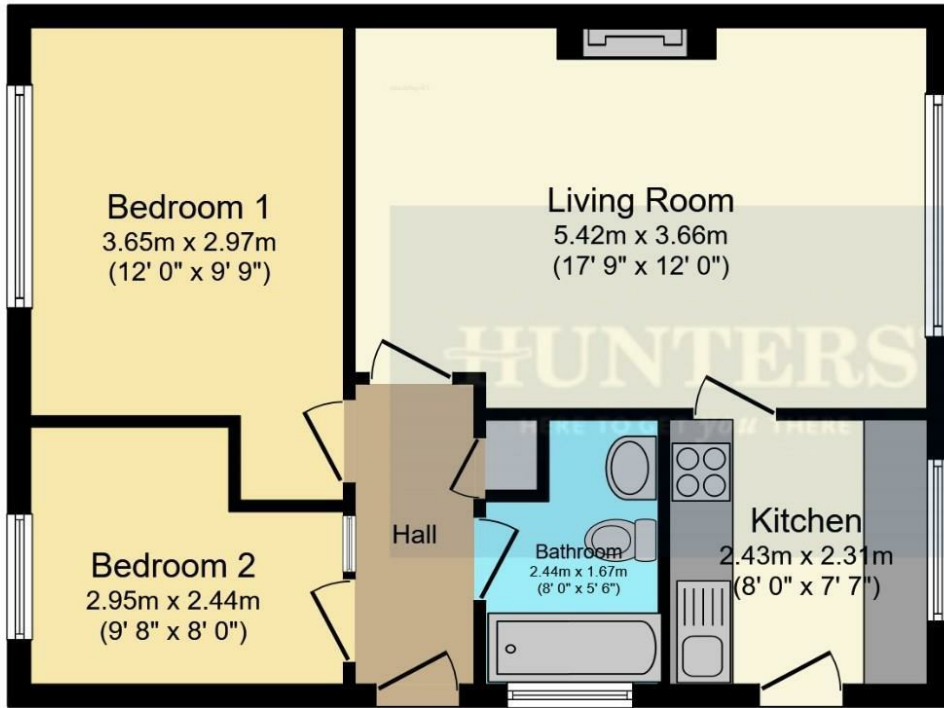
This property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer.



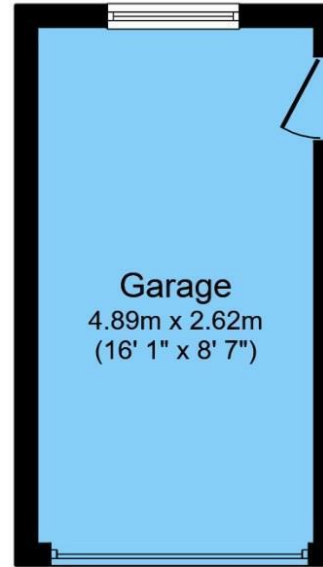








**Floor Plan**



**Garage**

Total floor area 81.6 m<sup>2</sup> (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Viewings**

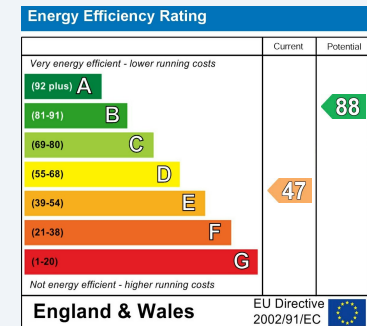
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

