







16 Heath Croft  
York, YO10 4NJ  
Guide Price £300,000

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A 3 BEDROOM SEMI DETACHED HOUSE WITH A LARGE REAR GARDEN SET IN A CUL-DE-SAC POSITION WITHIN THIS SOUGHT AFTER LOCATION CLOSE TO POPULAR LOCAL SCHOOLS AND AMENITIES. The property requires some internal upgrading and has tremendous potential for extensions to side and rear. The living accommodation comprises entrance hall, lounge, dining kitchen, landing, 3 bedrooms and bathroom. To the outside is a driveway leading to a single garage whilst to the rear is a long lawned rear garden. An accompanied viewing is highly recommended.

### Entrance Hall

### Lounge

15'7" x 12'2" (4.75 x 3.73m)

### Kitchen/Dining Room

15'7" x 8'3" (4.75m x 2.54m)

### First Floor Landing

### Bedroom 1

13'7" x 9'7" (4.16m x 2.93m)

### Bedroom 2

10'6" x 8'6" (3.22m x 2.61m)

### Bedroom 3

8'4" x 5'7" (2.56m x 1.72m)

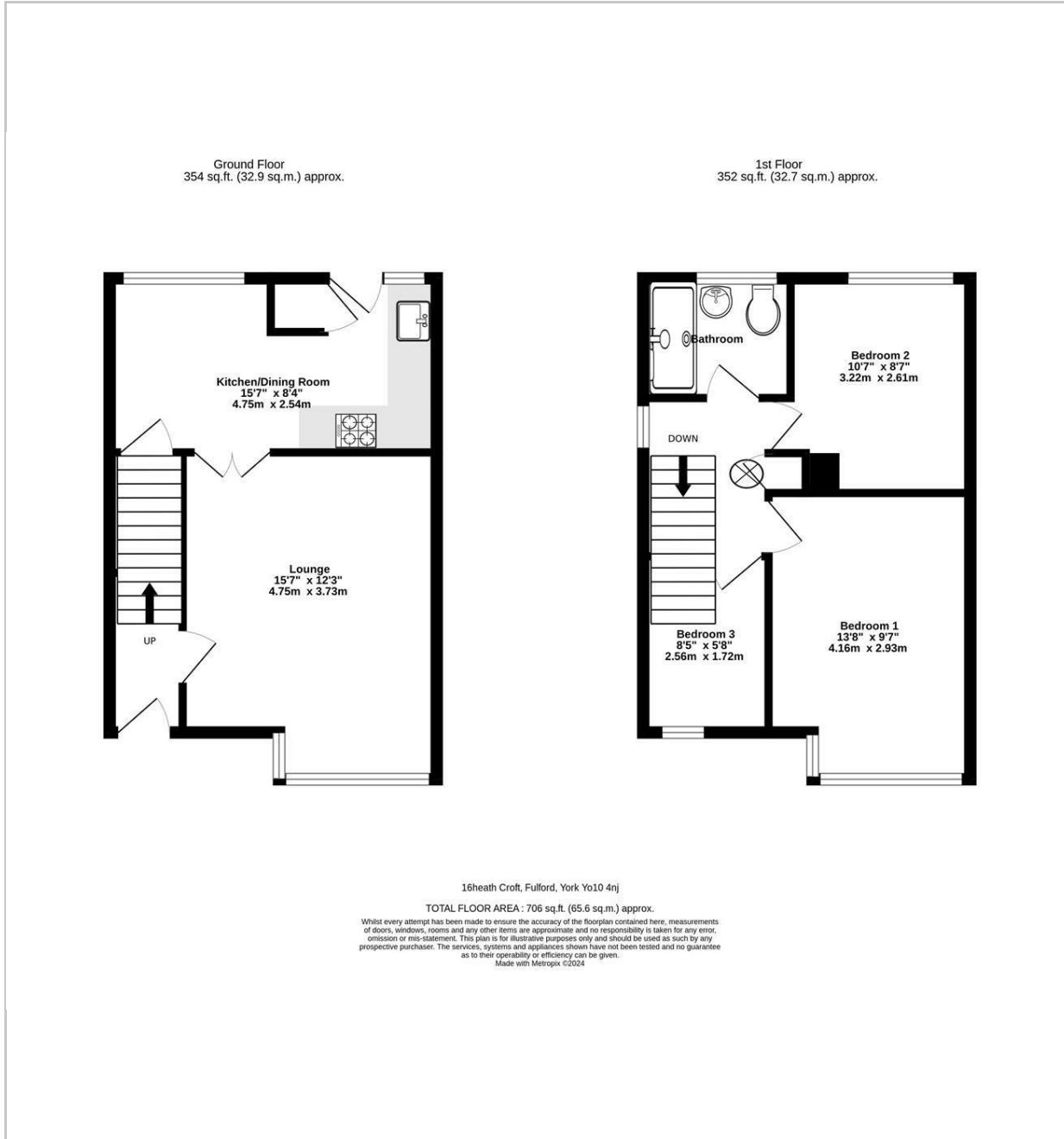
### Wet Room

### Garden





# FLOOR PLAN



# LOCATION



## EPC

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

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