



1 Wordsworth Crescent  
York, YO24 2RX  
Guide Price £339,500

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A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SET ON A CORNER PLOT WITHIN THIS HIGHLY REGARDED RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge/dining room, good sized well fitted kitchen, two double bedrooms, conservatory and a bathroom with walk-in shower. To the outside is a front garden with parking for up to four cars whilst to the rear is a driveway and detached brick garage. There are also further gardens to side and rear. An internal viewing is highly recommended.

### Entrance Hall

### Living Room

18'0 x 10'1 (5.49m x 3.07m)

### Kitchen

10'3 x 10'3 (3.12m x 3.12m)

### Bedroom 1

12'0 x 10'0 (3.66m x 3.05m)

### Bedroom 2

10'3 x 9'8 (3.12m x 2.95m)

### Conservatory

8'0 x 7'10 (2.44m x 2.39m )

### Bathroom



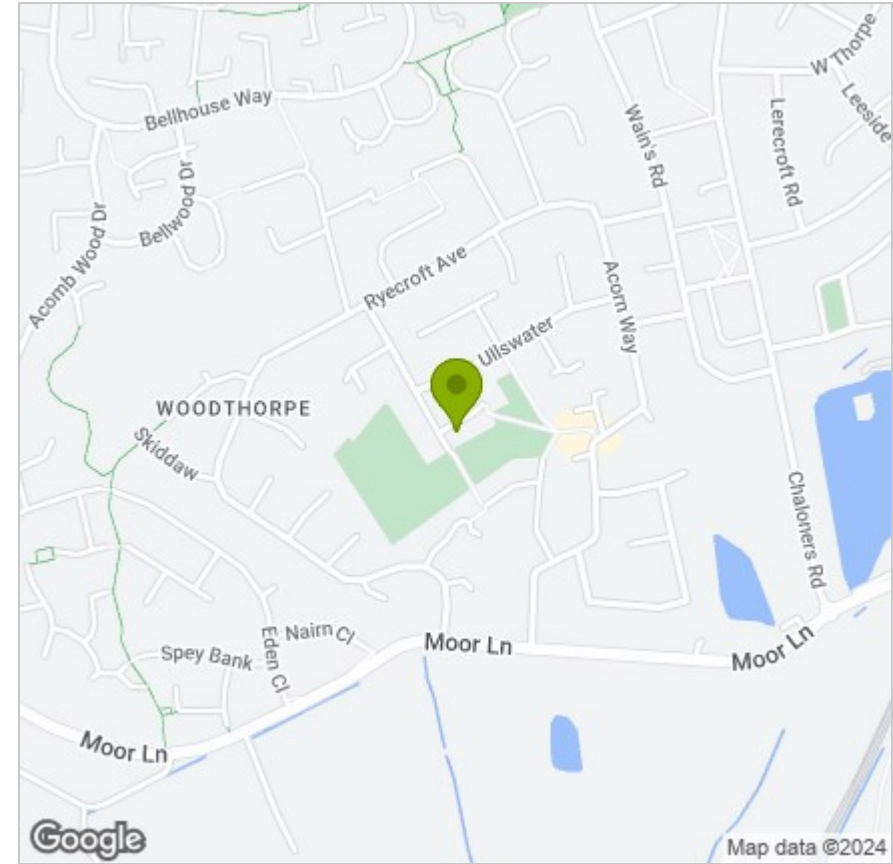


# FLOOR PLAN



TOTAL FLOOR AREA: 720 sq. ft. (66.9 sq. m.) approx.  
 All measurements are based on the best available information and are not intended to be used for any legal purpose. The measurements are for general information only and do not constitute a guarantee of accuracy. The measurements are for general information only and do not constitute a guarantee of accuracy. The measurements are for general information only and do not constitute a guarantee of accuracy.

# LOCATION



# EPC

| Energy Efficiency Rating                    |              | Current    | Potential |
|---|--------------|------------|-----------|
| Very energy efficient - lower running costs |              |            |           |
| (92 plus) <b>A</b>                          |              |            |           |
| (81-91) <b>B</b>                            |              |            | <b>84</b> |
| (69-80) <b>C</b>                            |              | <b>67</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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