

property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the

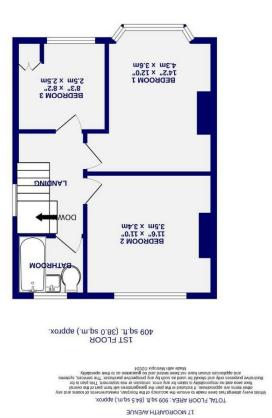
- Ebc E
- Garage

 Driveway & Garage
- South FacingRear Garden &
 - Two Reception Rooms
 - Three Bedrooms
 - Semi Detached Home

Freehold — Council Tax Band - C

YO24 1DP Tadcaster Road, York TO24 1DP







Moorgarth Avenue Tadcaster Road, York YO24 1DP

£435,000



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Located to the South of York just off Tadcaster Road is this three bedroom, traditional semi detached home ideal for access to York city centre, the railway station and The Knavesmire.

The property has been the subject of a tasteful scheme of modernisation and refurbishment over recent years with the accommodation including two reception rooms, with the rear reception room opening into a conservatory to take full advantage of the walled garden at the rear all year round. There is a modern kitchen, three bedrooms and a bathroom on the first floor whilst outside, in addition to the south facing garden is parking for several vehicles and a single garage.

A great family house in one of York's most sought after areas.

Council Tax Band- C









