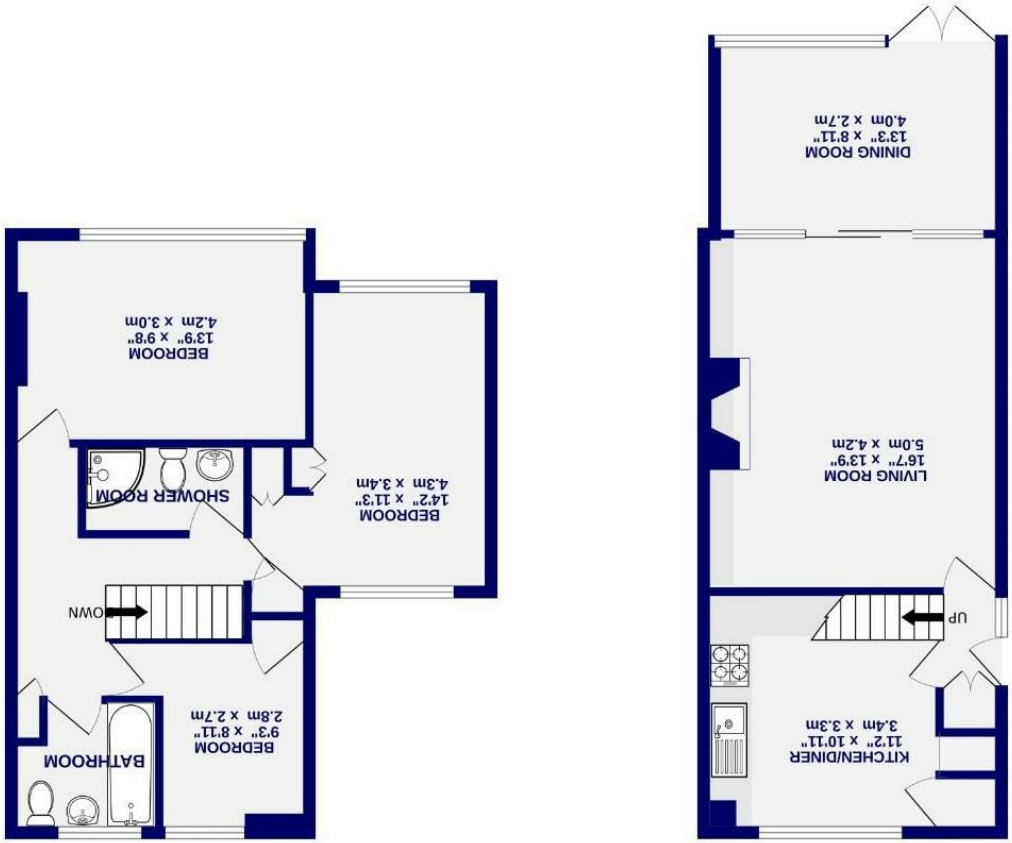




Moorcroft Road  
Woodthorpe, York  
YO24 2RQ

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- In Need Of Modernisation
- Side Extension
- Garage & Workshop
- South Facing Rear Garden
- EPC D



GROUND FLOOR 490 sq. ft. (45.5 sq.m.) approx.

1ST FLOOR 495 sq. ft. (46.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the accuracy of the floorplan and any other areas and to request a surveyor to inspect the property. The floorplan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metaphor ©2023.

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 importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, 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 property on behalf of the vendor.

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£300,000

 3  2

This extended three-bedroom semi-detached home offers generous accommodation, a large garden, and excellent potential, all set within a popular residential location to the west of York. Offered with no onward chain, the property represents an exciting opportunity for a range of buyers.

The property is entered via a side entrance hall which leads to a well-proportioned dining kitchen to the front. To the rear is a comfortable living room with an additional dining space beyond, opening directly onto the garden.

To the first floor, the property has been extended to create three bedrooms, two of which are doubles and one a single, along with both a family bathroom and a separate shower room. A useful boarded loft provides further storage.

Externally, the property boasts a particularly generous south facing garden to the rear, while to the side is a large garage with workshop space to the back, ideal for hobby use or additional storage.

Situated in a sought-after area with convenient access to local schools, shops, and commuter links, this home is well suited to families and buyers looking for space to grow.

Council Tax Band C

