



YEARSLEY CRESCENT, YORK

43 Yearsley Crescent, York, North Yorkshire, YO31 8RS

PETER  
MOODY  
& COMPANY

## YEARSLEY CRESCENT, YORK

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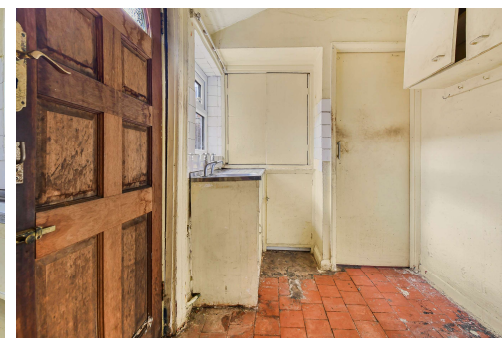
- Two bedrooms
- Two reception rooms
- Kitchen
- UPVC double glazing
- In need of modernisation
- No chain
- Ground floor bathroom
- Cul-de-sac

### Description

A Victorian terraced house in need of complete modernisation.

The property does benefit from UPVC double glazing and comprises of a living room, a dining room, a kitchen and a bathroom. To the first floor are two bedrooms. Externally to the rear is an enclosed courtyard.

Yearsley Crescent lies a little over a mile from York city centre offering easy access to everything it has to offer and there is no onward chain.



## FLOOR PLANS

Approximate Gross Internal Floor Area = 59.0 sq m / 635 sq ft

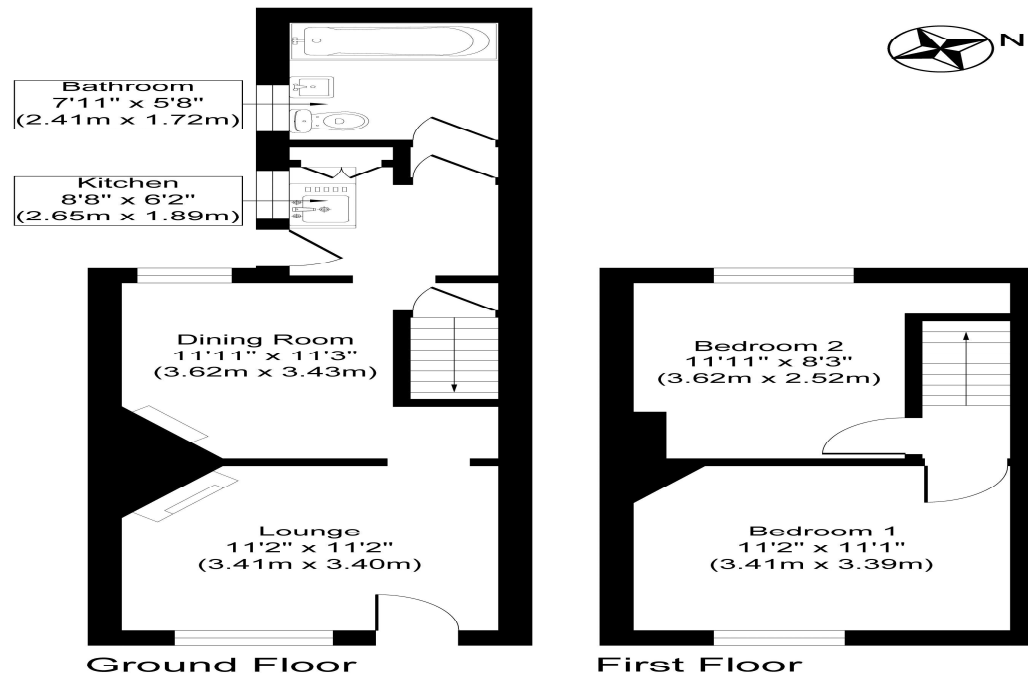


Illustration for identification purposes only, measurements are approximate, not to scale.  
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## Energy performance certificate (EPC)

43 Yearsley Crescent  
YORK  
YO31 8RS

Energy rating

**G**

Valid until:

25 August 2034

Certificate number:

2111-1461-6120-2128-1114

Property type

Mid-terrace house

Total floor area

58 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is G. It has the potential to be B.

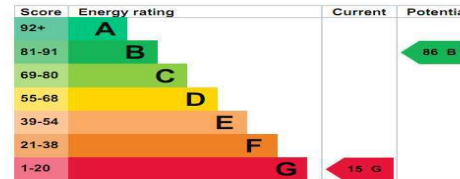
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Peter Moody & Company • Priestley House • 36 Bootham • York • YO30 7BL  
01904 658 044 • [info@petermoodyandco.co.uk](mailto:info@petermoodyandco.co.uk)  
[www.petermoodyandco.co.uk](http://www.petermoodyandco.co.uk)

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