



62 Moorcroft Road
York, YO24 2RQ
£325,000

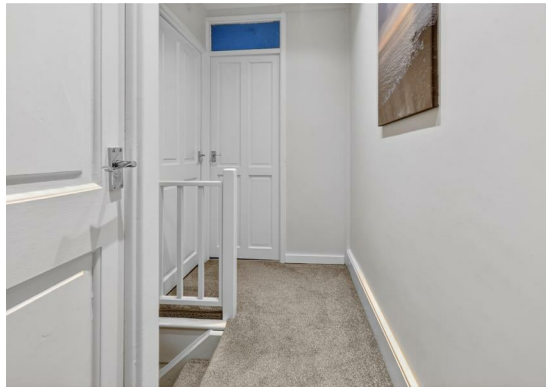
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An impressive three-bedroom semi detached house with good sized south facing rear garden just off Moorcroft Road, Woodthorpe, convenient for both York city centre and the outer ring road and served by local shops, schools and amenities. The property benefits from uPVC double glazing, modern central heating with a brand-new boiler installed in December 2025, newly replaced electrics as of March 2025, and new carpets fitted throughout. The well-presented living accommodation comprises: entrance hallway, dining kitchen, 16' lounge with glazed doors on to patio, first floor landing, three first floor bedrooms and three piece house bathroom. To the outside is a front lawned garden, driveway providing off-street parking and the potential for electric car-charging, attached single garage with up and over door, power and lighting, long rear garden with patio, lawn and timber fenced boundary. An accompanied viewing is strongly recommended. Please call Churchills Estate Agents today!



Entrance Hallway

Brand new composite entrance door (fitted in December 2025), hardwood floor, carpet, power points, spotlights, door to:



Kitchen/Dining Room

14'2" x 11'5" (4.32m x 3.48m)
uPVC window to front, double panelled radiator, fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, gas hob and double oven, recessed spotlights, wall mounted gas combination boiler, power points and tiled flooring



Lounge

16'6" x 14'1" (5.03m x 4.29m)
Electric fire with surround, double panelled radiator, hardwood flooring, glazed sliding doors and windows to rear, recessed spotlights, power points, television points





First Floor Landing

Loft access, single panelled radiator, carpets, power points (electric supply in the loft)

Bedroom 1

14' x 9'3" (4.27m x 2.82m)

uPVC window to rear, single panelled radiator, carpets, power points

Bedroom 2

11' x 7'2" (3.35m x 2.18m)

uPVC window to side, laminate flooring, power points, storage cupboard, radiator

Bedroom 3

9'4" x 9' (2.84m x 2.74m)

uPVC window to front, storage cupboard, radiator, laminate flooring, power points

House Bathroom

Opaque window to front, panelled bath with main shower over, wash hand basin, low level W.C., tiled walls, tiled floors, towel radiator, extractor fan

To the outside

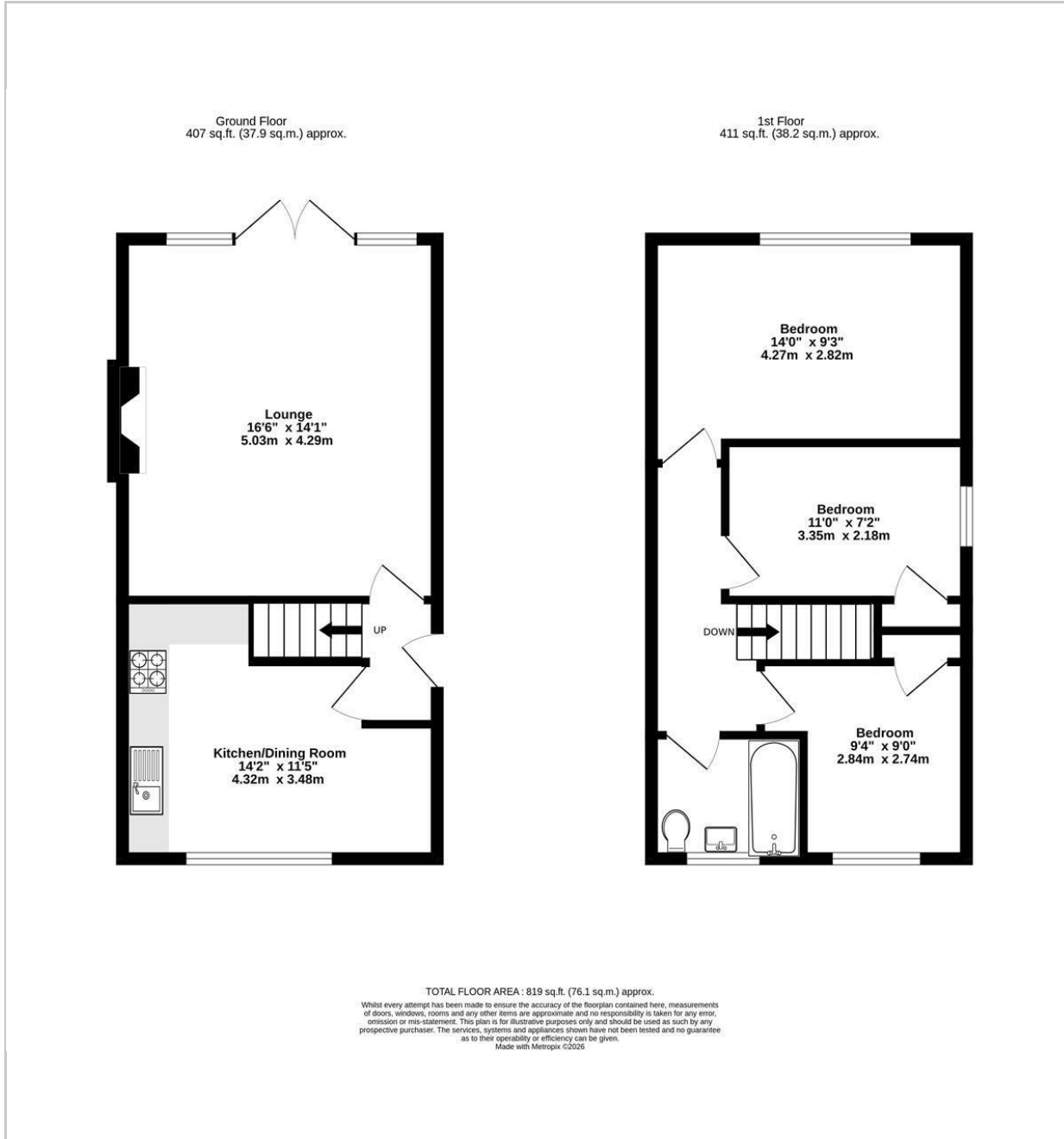
Front landscaped garden, rear patio lawn, mature flower borders, timber fence boundary, garage (18'5" x 8'1") with up and over door, power and lighting window and door to rear

Agents note:

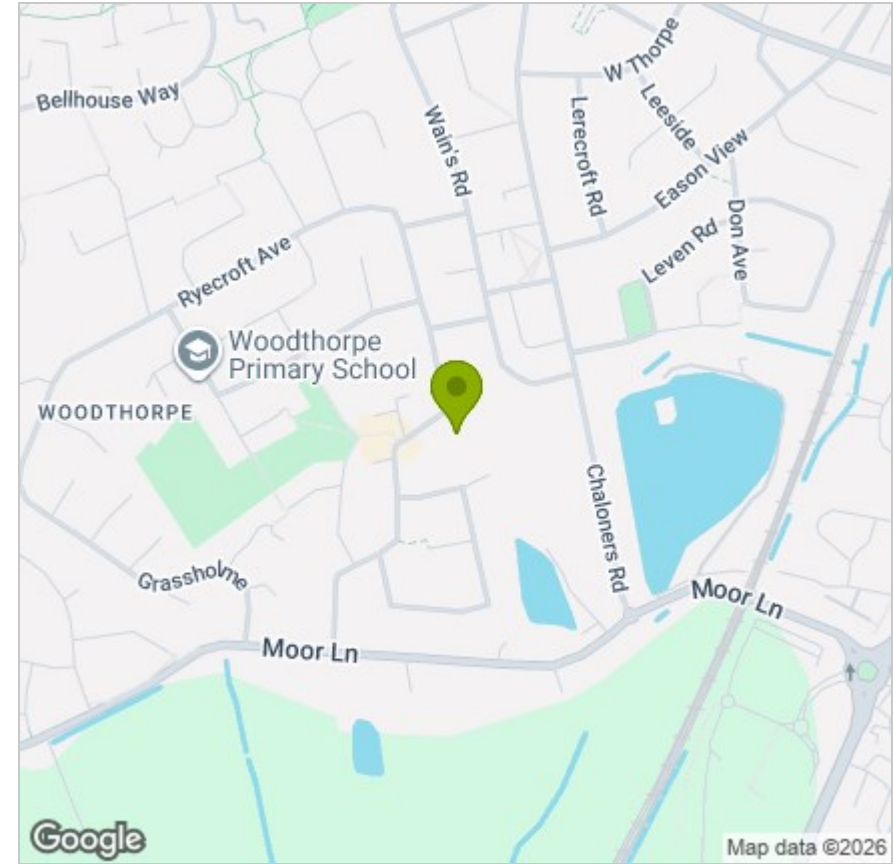
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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