



3 Enfield Crescent, York YO24 4BE

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Situated in the popular Holgate area of York is this spacious SEMI-DETACHED HOUSE with gardens to three sides and a large parking space. The property lies in a quiet location on a corner plot at the head of a cul-de-sac and lies within easy reach of York railway station and city centre.

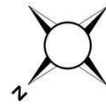
The house is offered for sale with NO ONWARD CHAIN and briefly comprises a spacious living room and a stunning 17ft dining kitchen, three well proportioned bedrooms and house bathroom.

- 1930's Semi-Detached House
- Excellent Location Near Railway Station and City Centre
- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Single Bedroom
- House Bathroom
- Gardens to Three Sides
- Large Off Street Parking Area
- No Onward Chain

Guide Price £325,000

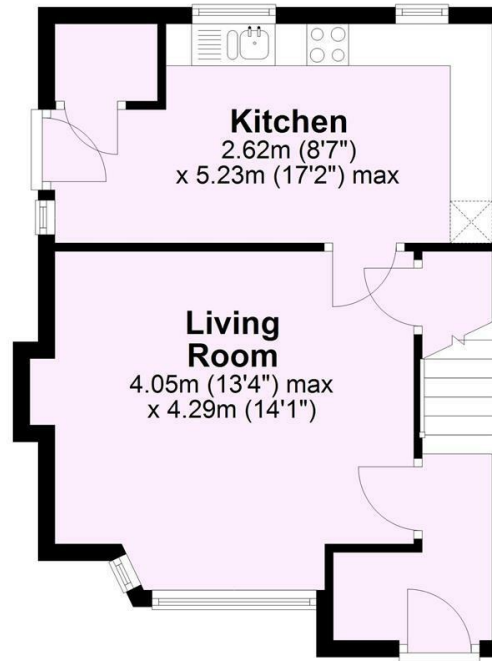
Tenure: Freehold

Council Tax Band: C



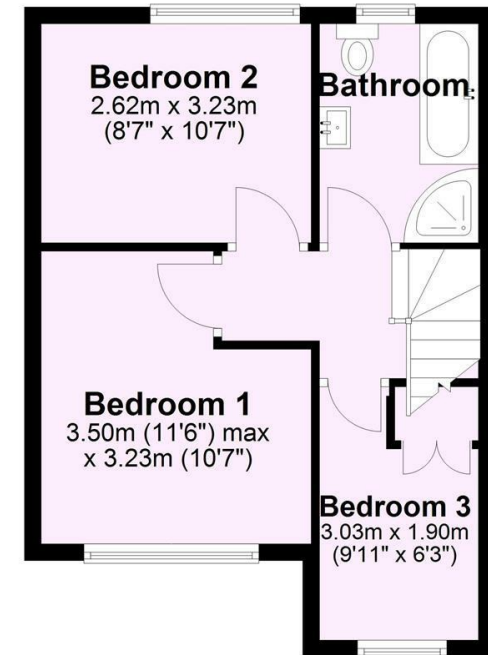
Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



First Floor

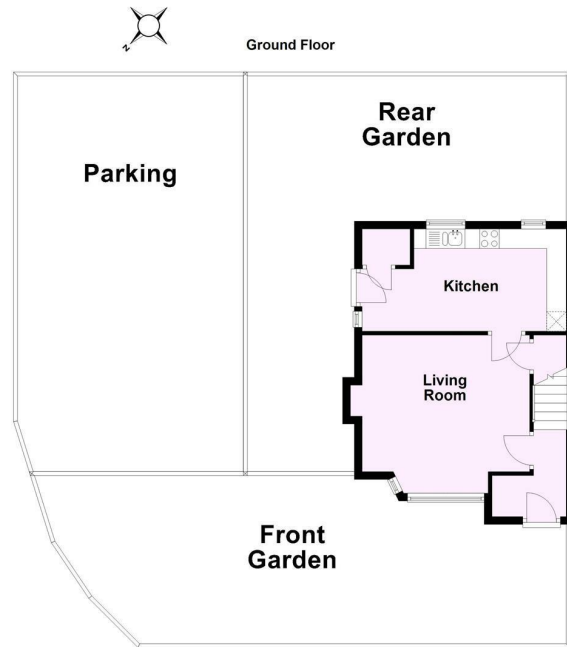
Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 sq. feet)







| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 78 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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