



HUDSON
MOODY

17 Wharncliffe Drive, York YO30 4WB

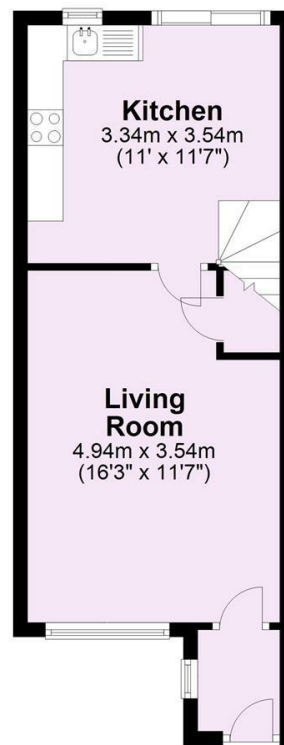
A modern SEMI-DETACHED HOUSE with driveway and garage, situated in the popular RAWCLIFFE area of York.

- Ideally Suited to First Time Buyers
- Spacious Living Room
- Open Plan Dining Kitchen
- Two Double Bedrooms
- House Bathroom
- Single Garage and Off Street Parking
- Nearby Primary School and Local Shops and Amenities
- Close to Clifton Moor Shopping Park
- No Onward Chain

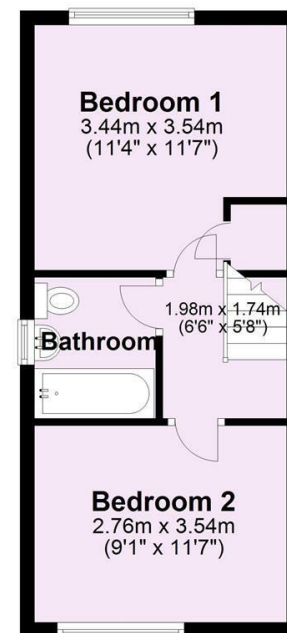
Guide Price £250,000

Tenure: Freehold

Ground Floor
Approx. 31.4 sq. metres (338.4 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.5 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.
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