



HUDSON
MOODY

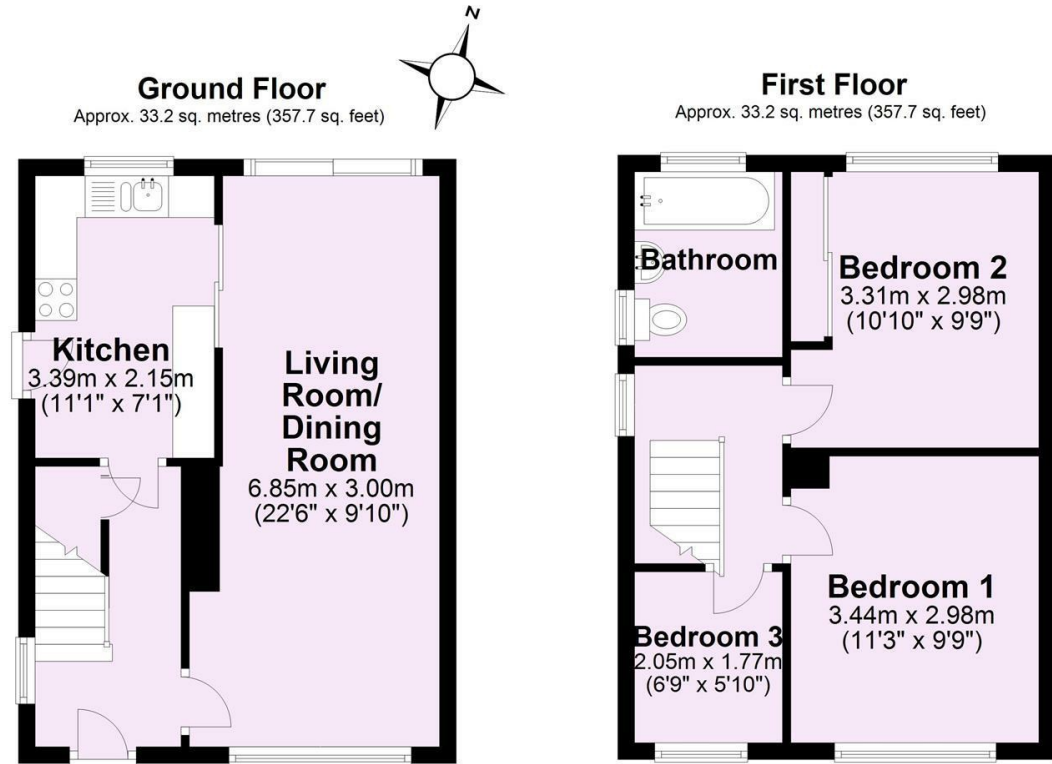
3 Middlewood Close, Rufforth, York YO23 3QG

A WELL PRESENTED SEMI-DETACHED HOUSE situated in the village of RUFFORTH lying between York and Wetherby. The house lies in a QUIET CUL-DE-SAC close to local primary school and amenities.

- Three Bedroom Semi-Detached
- Large Living/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Single Bedroom/Office
- Modern House Bathroom
- Low Maintenance Rear Garden
- Single Garage. Off Street Parking
- Rural Village Location

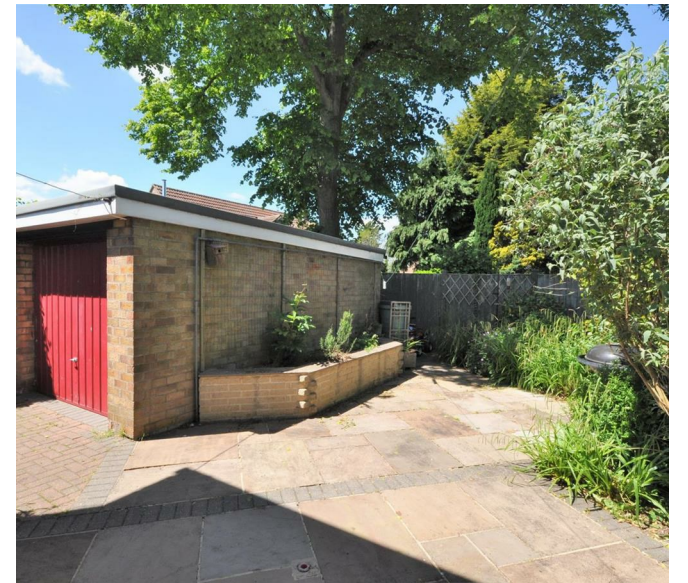
Guide Price £265,000

Tenure: Freehold



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







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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
Current: 57	Potential: 82
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.
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