



HUDSON
MOODY

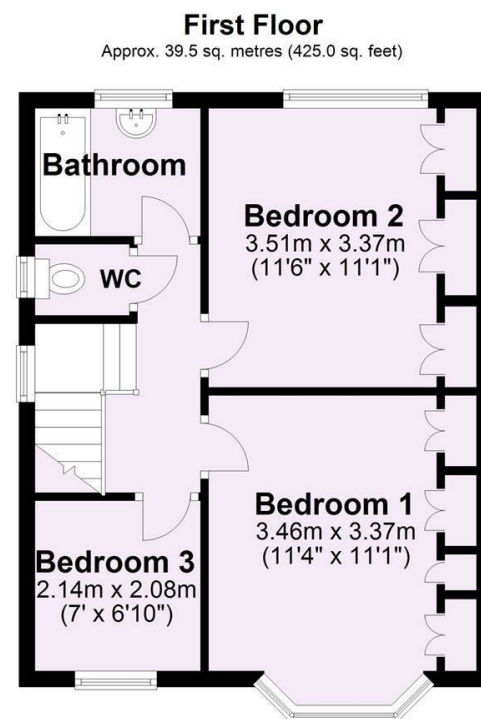
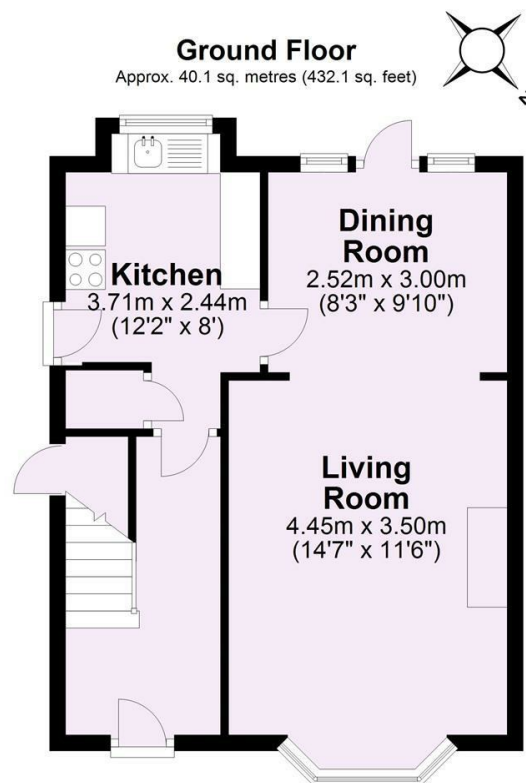
15 Belmont Close, Rawcliffe, York YO30 5QR

A well presented MODERN SEMI-DETACHED HOUSE situated in the popular RAWCLIFFE area of York.

- Entrance Hall
- Through Living/Dining Room
- Fitted Kitchen with Pantry
- Two Double Bedrooms
- Single Bedroom/Office
- House Bathroom
- Separate WC
- Great Potential to Improve
- Lawned Rear Garden
- Single Garage

Guide Price £275,000

Tenure: Freehold



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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	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	
EU Directive 2002/91/EC	

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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.
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