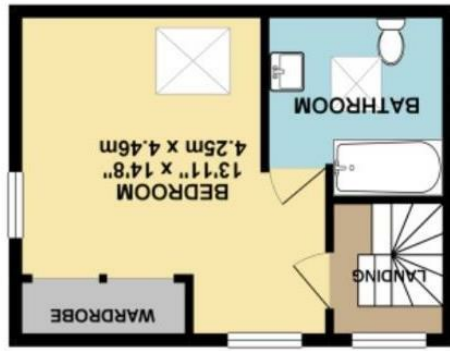


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

TOTAL FLOOR AREA: 946.43 sq. ft. (87.93 sq. m.) approx.
 Measurements are taken to the centre of the rooms and do not include the area of doors, windows, stairs and any other items or appliances and no allowance is made for any projections, balconies, patios, porches, terraces, etc. and should be used as a guide only.
 The property, fixtures and fittings are shown as they are and are not intended to be a guarantee of their condition. The purchaser is advised to verify the accuracy of the information provided and to carry out their own survey.

| England & Wales | |
|---|---------|
| EU Directive 2002/91/EC | |
| Energy Efficiency Rating | |
| Potential | Current |
| Very energy efficient - lower running costs | 85 |
| A (92 plus) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |



1ST FLOOR 281.64 sq. ft. (26.17 sq. m.)



GROUND FLOOR 664.79 sq. ft. (61.76 sq. m.)



15 Moorfield Way, York
 £260,000



Ashtons



Description

Located in the heart of Wilberfoss village, is this immaculately presented three bedroom home. The village itself boasts many local amenities, a public house, excellent school catchments and various commuter links. The property has undergone a scheme of modernisation and renovation throughout by the current sellers, and is sure to appeal to a range of discerning purchasers.

The internal accommodation comprises a spacious kitchen / diner benefitting from an array of shaker style wall and base units, space for appliances complemented by stylish worktops. There is a good sized living room featuring a large window allowing light to flood through. To the rear of the accommodation are two double bedrooms and a modern house bathroom. To the first floor is the master bedroom with an en suite bathroom.

Externally, is an enclosed rear garden with a decked seating area overlooking open fields. To the front of the property is a driveway leading to the detached garage. Viewing is highly recommended.