




71 Moorcroft Road, York, YO24 2RQ

Guide Price £84,000


Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- CASH BUYERS ONLY!!
- First Floor Studio Apartment
- in Need of Cosmetic Updating
- Vacant Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F		20	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE PROPERTY

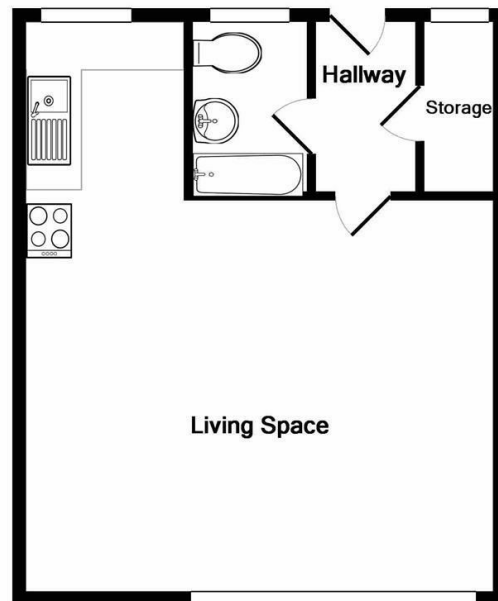
CASH BUYERS ONLY!!!- 17'2 LOUNGE/BEDROOM/KITCHEN - VACANT POSSESSION. Churchills would like to offer for sale this first floor studio apartment in need of cosmetic updating and situated above the local shops in the sought after location of Woodthorpe. The living accommodation briefly comprises entrance hall, 17'2 lounge/bedroom, kitchen area and bathroom. Located on Moorcroft Road the property is situated for local shops and amenities, whilst there are frequent bus links to York City Centre and York Railway Station. The A1237 outer ring road is easily accessible providing links to the A64, A59 and A19. An internal inspection is highly recommended to fully appreciate the potential of the property on offer.

ACCOMMODATION

Entrance Hall
Walk in storage cupboard.

Lounge/Bedrom/Kitchen
17' 2" x 4' 10"
Electric storage heater, base units with stainless steel sink over, 3 x wall lights, window to front and rear.

Bathroom
6' 3" x 4' 6"
Panelled bath with shower over, pedestal wash hand basin, low level W/C, tiled floor, window to front.



Total Approx. Floor Area 358 Sq.Ft. (33.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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