

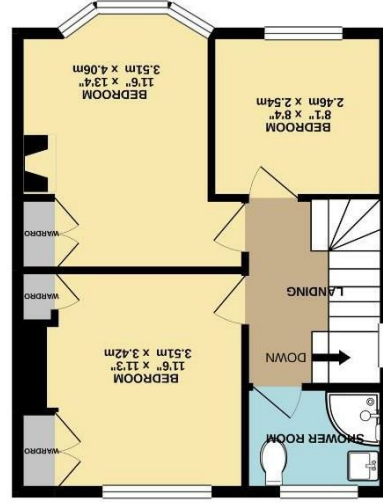
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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.

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| 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 | 72 |
| Potential | 84 |

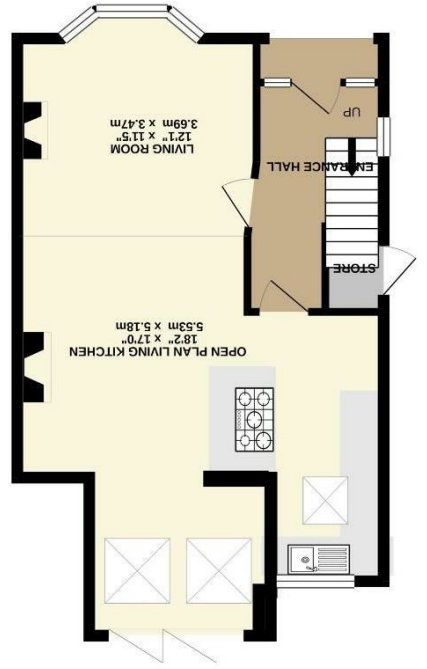
| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Current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



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

TOTAL FLOOR AREA: 1219 sq.ft. (113.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. 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.
 Made with Mapeox ©2020



3 Moorgarth Avenue, YORK
£450,000



Ashtons



Description

This substantial semi detached home is set at the head of this sought after cul de sac, just off Tadcaster Road; well-placed for access to the City centre, Railway station and a range of local amenities. The property has undergone a scheme of modernisation and renovation to the highest of standards throughout, boasting an impressive master suite with an en suite and spacious family living accommodation.

The internal accommodation comprises of an entrance hall, living room opening to the open plan kitchen/diner area featuring a log burner and bi folds to the rear. The kitchen boasts an array of contemporary wall and base units, space for an American fridge/freezer, integral appliances complemented by stylish worktops. To the first floor all three bedrooms are of good sizes; two large doubles and a smaller single room which are served by the modern shower room. To the floor above is the luxury master suite boasting a Juliet balcony allowing light to floor through, en suite shower room, free standing bath and basin.

Externally, there is a south-facing, walled rear garden laid to lawn and driveway parking to the front. Early viewing is highly recommended.