

The Pinfold, 1 The Terrace Wetherby Road, Rufforth,  
York YO23 3QD



A charming, period end of terrace home. Situated in the sought after village of Rufforth, lying to the West of York within easy reach of the City centre and the A64.

- End Terrace Period Cottage Occupying a Large Plot
- Currently Undergoing a Programme of Refurbishment
- Living Room with Open Fire
- Spacious Dining Kitchen with Utility Room
- Two Double Bedrooms
- Modern Shower Room
- Large, Private Rear Garden with South Facing Aspect
- Enviaible Village Location
- Convenient Access to York, the Ring Road and A64
- On Street Parking is Available

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: C**

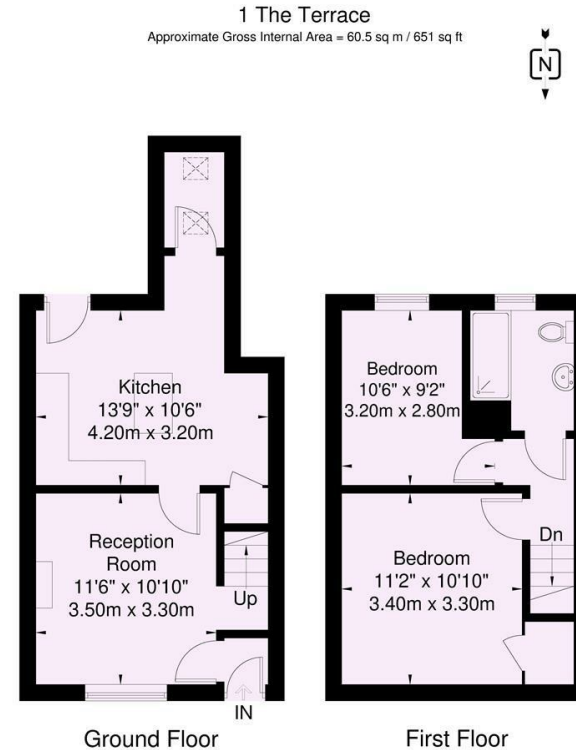


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION









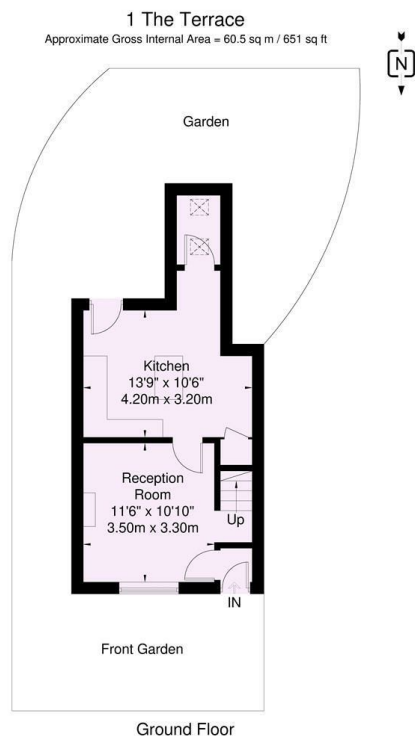


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>52</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.
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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