



Armstrong Way Rawcliffe, York YO30 5NG

£325,000



A beautifully presented three double bedroom end townhouse, ideally positioned within the highly sought after Rawcliffe area of York. Occupying a desirable end plot, the property offers spacious and versatile accommodation arranged over three floors, complemented by a private enclosed rear garden and off street parking.

The location is particularly popular due to its excellent access to a wide range of local amenities including Clifton Moor retail park, offering supermarkets, shops, gyms and leisure facilities, as well as convenient links to the York outer ring road and Rawcliffe park and ride for easy access into the city centre. The area also benefits from nearby green spaces including Rawcliffe Lake and a selection of family friendly parks.

Internally, the property is entered via a welcoming entrance hallway with a ground floor W.C. To one side is a modern fitted kitchen featuring a range of wall and base units with integrated appliances including fridge, freezer, washing machine, electric oven and hob with extractor. To the rear is a spacious and light filled living room with hardwood flooring and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

To the first floor are two well proportioned double bedrooms, one benefiting from fitted wardrobes and a Juliet balcony, alongside a contemporary family bathroom fitted with a three piece suite and shower over bath.

The second floor is dedicated to the impressive principal bedroom, offering a generous space with excellent storage, a walk in wardrobe area and a modern en suite shower room.

Externally, the property enjoys a low maintenance enclosed rear garden which acts as a real sun trap, ideal for outdoor dining and entertaining. To the front and side there is off street parking for multiple vehicles.

An ideal home for a range of buyers, early viewing is highly recommended to fully appreciate the space, layout and location on offer.

Council Tax Band C

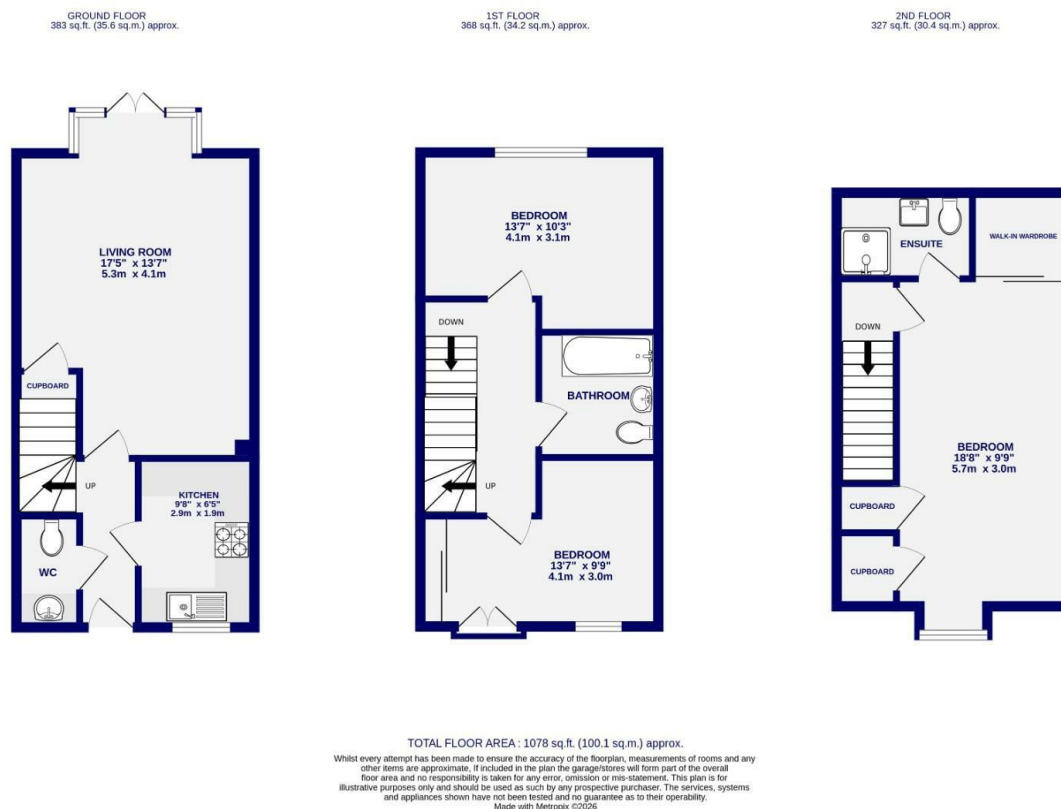




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Freehold
Council Tax Band - C

- Semi Detached House
- Three Double Bedrooms
- Two Bathrooms
- Driveway Parking
- Views Over The Park
- Modern Kitchen
- EPC C



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