



Armstrong Way
Rawcliffe, York
YO30 5NG

£399,000



NO CHAIN – SELLER MOVING ABROAD. An immaculately presented, contemporary 4-bedroom family home boasting a private driveway plus detached garage, and 131 sq.m. (1,412 sq.ft.) of versatile living space arranged over three floors. Offered with vacant possession and no onward chain, this wonderful home is nestled in a tranquil pocket of the neighbourhood with large windows overlooking an attractive, manicured, grass-covered and tree lined square and is within easy reach of York Centre.

The accommodation opens into a welcoming entrance hall beyond which the ground floor provides two substantial double bedrooms, one benefiting from an en-suite shower room. Also on this floor is a utility room and a coat cupboard. To the middle floor is a wonderful, bright and airy living room forming the heart of the home, plus a stylish, contemporary kitchen and dining area. All comprising a light-filled space for family life, entertaining and relaxing. A convenient additional WC completes the accommodation on this level.

The upper floor provides two more large double bedrooms: a luxurious principal bedroom with a separate dressing/wardrobe area and en-suite shower room. While across the landing is a fourth very spacious double bedroom and a modern bathroom. Externally, the property enjoys a private enclosed rear garden, and off-street parking as well as a detached garage.

Offering four genuine double bedrooms, three bathrooms, a guest WC, and generous proportions throughout, this exceptional home is ideally suited to modern family living and has the flexibility to adapt to changing needs for years to come. Early viewing is strongly recommended. Please call to arrange your visit.

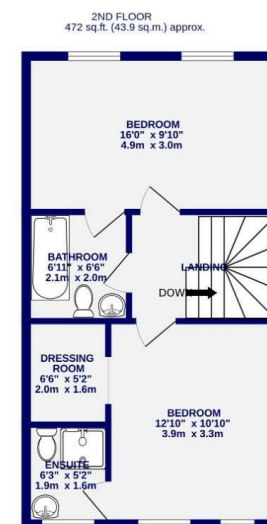
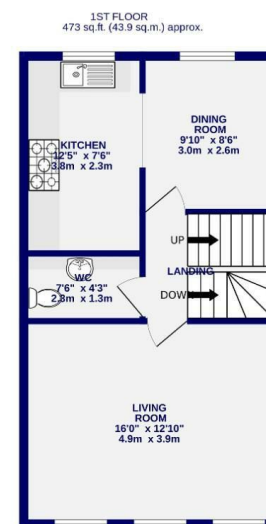
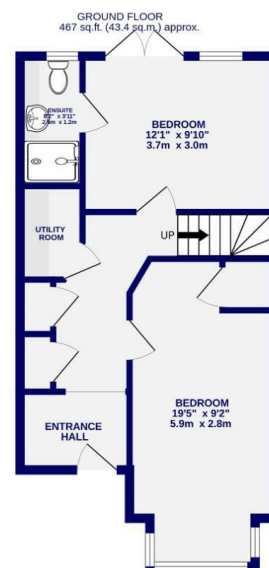




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Freehold
Council Tax Band - E

- NO CHAIN - Seller Moving Abroad
- Modern Family Home Offering 131 sq.m. Of Flexible Living
- Driveway & Detached Garage
- Contemporary Layout and Design
- Four Double Bedrooms
- Three En-Suite Bathrooms
- Spacious Living Room
- Stylish Kitchen and Dining Room
- Sought-After York Suburb
- Private Rear Garden



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.
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