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

Freehold
Council Tax Band - C

YO30 5NG
Rawcliffe, York
Armstrong Way



TOTAL FLOOR AREA: 1078 sq. ft. (100.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other areas are approximate. It is included in the plan the apartment will form part of the overall floor area and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective or intending purchaser. The vendor, options and appliances shown have not been tested and no guarantee as to their operation.
Made with Metreplan 2020



Armstrong Way
Rawcliffe, York
YO30 5NG

£329,950

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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

