

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the organisers will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. 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.

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Landalewood Road
Clifton Moor, York
YO30 4SX

£425,000

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Set within the highly sought-after area of Rawcliffe, this superb four-bedroom detached family home offers spacious and flexible living, beautifully presented throughout and ideal for modern family life.

The property opens into a welcoming entrance hall with a guest WC, leading to a generous lounge with a bay window and feature fireplace. Glass-panelled doors connect through to the dining room, which in turn opens to a bright conservatory overlooking the rear garden. The well-planned L-shaped breakfast kitchen provides excellent space for day-to-day living and entertaining, complemented by a separate utility room.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, and a modern family bathroom.

Externally, the home sits behind a neat lawned garden with driveway parking for two cars leading to an integral garage with power and light. A side gate provides access to the attractive rear garden, which is enclosed and mainly laid to lawn with a patio seating area and sun terrace, offering the perfect spot to relax or entertain.

Ideally positioned for access to local amenities, highly regarded schools, and York city centre, this is a superb opportunity to secure a spacious and well-presented family home in one of Rawcliffe's most popular residential locations.

Early viewing is highly recommended.

Council Tax band D

