

Landalewood Road
Clifton Moor, York
YO30 4SX

- Freehold
- Council Tax Band - D
- Detached House
- Four Bedrooms
- Two Bathrooms
- Driveway & Integral Garage
- No Onward Chain
- Modern Home
- EPC D

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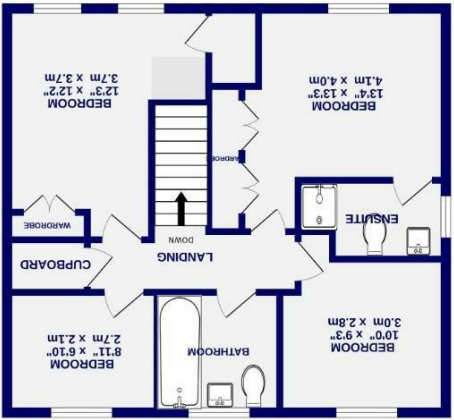
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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised to the plan the measurements with a view to the actual dimensions of the property. The plan is for information purposes only and should not be used as a guide to the actual dimensions of the property. The plan is for information purposes only and should not be used as a guide to the actual dimensions of the property. The plan is for information purposes only and should not be used as a guide to the actual dimensions of the property.



GROUND FLOOR



1ST FLOOR



Landalewood Road, Clifton Moor, York, YO30 4SX

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£425,000

 4  2

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

