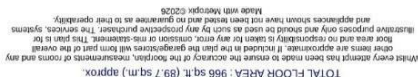


- Fairway
Clifton Without, York
YO30 5QA



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£400,000

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Ashtons Estate Agents are delighted to present this charming three-bedroom detached period home, occupying a sought-after cul-de-sac position backing onto the playing fields of Bootham Junior School. Offering a wonderful south-facing rear garden and available with the advantage of no onward chain, this much-loved home presents a rare opportunity for the next owner to create a truly special family home.

Located on Fairway, a tree-lined street in the ever-popular area of Rawcliffe, the property is perfectly positioned to enjoy an array of nearby green spaces, including Clifton Green, Homestead Park and York Sports Club. The area is highly regarded for its family-friendly atmosphere, excellent schooling, scenic riverside walks into York city centre and towards Beningbrough, together with convenient access to the outer ring road and railway connections for commuting further afield.

A traditional entrance hallway welcomes you into the home and provides access to two beautifully proportioned reception rooms, each featuring elegant bay windows that flood the rooms with natural light. To the rear, the kitchen enjoys delightful views over the garden and benefits from a useful pantry.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms with attractive bay windows, together with a comfortable third bedroom. The family bathroom is fitted with a three-piece suite and an additional separate WC.

Externally, the property enjoys an established front garden and driveway providing off-street parking for several vehicles, leading to a detached garage. The delightful south-facing rear garden has a charming cottage feel, with mature planting, established borders and two useful garden sheds, creating a peaceful and private outdoor space.

