



HUDSON  
MOODY

40 Broadstone Way, Rawcliffe, York YO30 4UF



Situated in the popular Rawcliffe area of York is this impressive semi-detached MODERN TOWNHOUSE with an extension to the rear. The accommodation is laid out over three floors with THREE DOUBLE BEDROOMS, a superb kitchen/family room on the ground floor and a stylish lounge on the first floor.

- Impressive Extended Modern Townhouse
- No Onward Chain
- Open Plan Kitchen Dining with Bi-Fold Doors
- Ground Floor WC. Utility and Storage Area.
- First Floor Lounge, Double Bedroom and House Bathroom
- Two Second Floor Additional Double Bedrooms, One with En-Suite
- Private South Facing Rear Garden
- Off-Street Parking
- Partially Converted Garage, Perfect for Storage
- Popular Rawcliffe Area Close to Clifton Moor Retail Park

**Guide Price £350,000**

**Tenure: Freehold**

**Council Tax Band: D**

Broadstone Way  
Approximate Gross Internal Area = 137 sq m / 1474 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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