

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















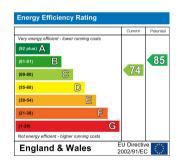
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IMPORTANT NOTICE

- 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.
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