



## Thornton Moor Close, York Asking Price £450,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

An ideal family opportunity set in the heart of Clifton Moor within a stones throw of Rawcliffe Lake, featuring a modern kitchen with master bedroom suite and being offered for sale with vacant possession.



## Accommodation

A modern, 4 bedroom detached house set in the heart of Clifton Moor, within short distance of Rawcliffe Lake and offering quick and easy access to the amenities of Clifton Moor Business Park as well as the city centre of York.

Internally, the property is entered through a glazed front door into an entrance hall with staircase leading to the first floor accommodation.

The principal reception room is a lounge located at the front of the house, having a bay window to the front elevation with double glazed casements. The lounge features an inset fireplace set on a marble hearth with matching surround. There is a television aerial point and radiator.

The lounge leads through into the dining room which has French doors which lead out onto the rear garden beyond.

The property features a breakfast kitchen having a modern range of built-in base units with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in electric oven and grill, with 4-point gas hob unit, extractor fan, and integrated microwave. The kitchen benefits further from recess ceiling down lighters, radiator, tiled flooring and built-in under stairs cupboard.

The kitchen leads through into a separate utility room with a fitted worktop, plumbing for a washing machine and gas fired central heating boiler. The rear entrance door leads out onto the garden. There is a cloakroom located off the utility room having a low flush W.C., and wash hand basin. The ground floor accommodation is completed by a family room/snug, previously converted from the existing garage, and having a radiator and double glazed side entrance door.

The first floor landing services the entirety of the first floor accommodation and has a built-in airing cupboard housing the hot water cylinder and electric immersion heater.

The master bedroom is located at the front of the house, being a spacious double room with an ensuite having a low flush W.C., wash hand basin, and walk-in shower cubicle.

Bedroom 2 is located at the rear of the house and has a built-in wardrobe.

Bedrooms 3 is a double and 4 is a single with all 4 bedrooms benefitting from radiators and uPVC framed double glazed casement windows.

Finally, there is a house bathroom which has a low flush W.C., pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks.

## To The Outside

The property is accessed directly off Thornton Moor Close onto a front driveway which provides off street parking for 2 vehicles.

Directly to the front of the property is a covered storm porch with the front garden being extensively laid to lawn. There is gated access down the side of the property through into the rear.

Adjoining the rear elevation is a flagged patio with a central lawn and surrounding gravelled borders.

The rear garden is fully enclosed to all sides by fenced lined boundaries.

Crucially, the property is being offered for sale with both vacant possession and no onward chain, and an early inspection is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1800\* Mbps download speed

EPC Rating: D

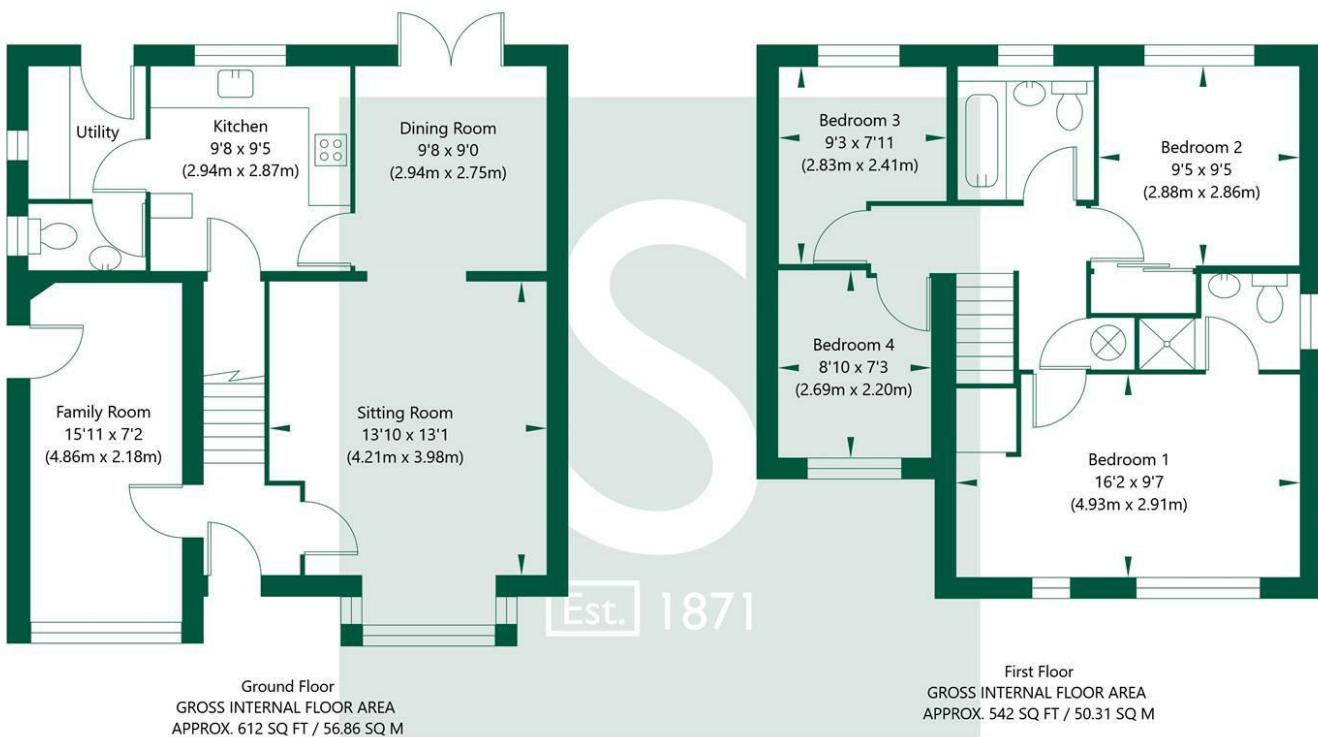
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1154 SQ FT / 107.17 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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