


# property details **approval form**

79 Tamworth Road, York, North Yorkshire, England, YO30 5GJ

**Date:** 14 November 2025

**Property Ref and Version:** HAX105996 - 0008



# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.



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## >> **price**

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£280,000

Tenure: Freehold

## >> **key features**

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- > Sought After Location
- > Great Transport Links
- > Close To Local Amenities
- > Two Double Bedrooms
- > Enclosed Garden
- > EPC Rating: Awaiting

## >> **short description**

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Welcome to Tamworth Road... Nestled in a sought-after location, this well-presented two-bedroom property offers comfortable living. Whether you're a first-time buyer, a growing family, or looking to downsize.

## >> **long description**

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Welcome to Tamworth Road... Nestled in a sought-after location, this well-presented two-bedroom property offers comfortable living. Whether you're a first-time buyer, a growing family, or looking to downsize, this fantastic home in Tamworth Road offers an excellent opportunity in the heart of Rawcliffe.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxation or entertaining guests. The kitchen diner provides ample storage and workspace. Upstairs, two generous bedrooms and complemented by a family bathroom designed for both style and functionality.

Outside, the property offers gardens to both the front, rear and side aspect providing fantastic outdoor spaces for leisure, gardening, or entertaining. There is also a garage and driveway offering ample parking. Boasting double glazing and central heating throughout, this well presented home ensures warmth and efficiency all year round.

Don't miss out, to arrange a viewing, contact William H Brown Haxby on 01904 769991.

## >> **directions**

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Please see below map, or for further information please contact the residential sales team on 01904 769991.

## >> **Agent Note**

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## >> room description

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### **Entrance Hall**

Front Door

1 Radiator

### **Lounge**

11' 7" x 16' 3" ( 3.53m x 4.95m )

Window to the front aspect

Built in cupboard

1 Radiator

### **Kitchen**

11' 1" x 11' 7" ( 3.38m x 3.53m )

Double Doors to conservatory

Wall and base units

1 Radiator

Boiler

### **Bedroom 1**

9' 11" x 11' 8" ( 3.02m x 3.56m )

Window to front aspect

1 Radiator

### **Bedroom 2**

11' 2" x 10' ( 3.40m x 3.05m )

Window to back aspect

Built in cupboard

1 Radiator



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## >> **room description**

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## >> **property images**



**Your William H Brown office:** 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT  
**T** 01904 769991 **E** [Haxby@williamhbrown.co.uk](mailto:Haxby@williamhbrown.co.uk)



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## >> **property images**





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**> > property images**

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Sarah Ezard		
Ms R. Ward		