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Cobham Way, York

£325,000



Nestled within a sought-after and tranquil residential development, this stylish three/four-bedroom modern townhouse boasts superb transport links via local buses and the nearby A1237 ring road, with Clifton Moor shopping centre just a short stroll away for easy access to shops and amenities.

The ground floor welcomes with an inviting entrance hallway and a flexible reception room - currently designed as a cozy snug featuring a bespoke built-in pull-down bed, making it the perfect guest room. A convenient cloakroom/WC and a spacious kitchen diner with ample storage complete this level.

On the first floor, you'll find a generous lounge enhanced by a charming feature fireplace, alongside a well-proportioned double bedroom. The second floor has two further double bedrooms, including one with an en-suite shower room, plus a family bathroom.

Outside, the property enjoys a private gravelled garden with a range of raised beds and shrubs, as well as direct access to a separate garage. Benefitting from gas central heating, full double glazing, and a prime location near local amenities and green spaces, this home beautifully blends comfort and convenience.

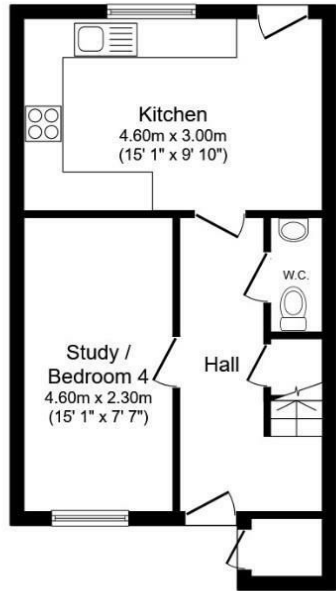
KEY FEATURES

- Modern Town House
 - Garage
- Three / Four Bedrooms
- Local Shops & Amenities
- Quiet Residential Street
- Council Tax Band D





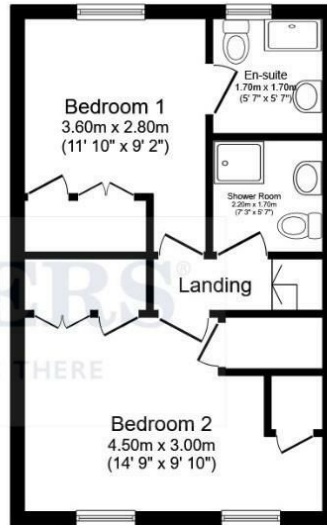




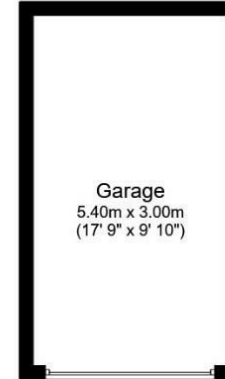
Ground Floor



First Floor



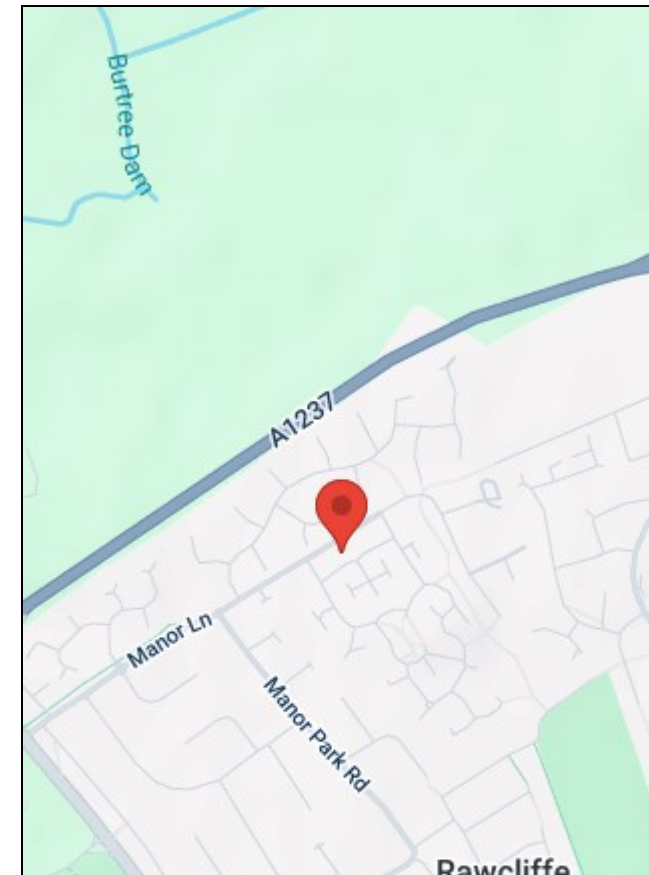
Second Floor



Garage

Total floor area 122.2 sq.m. (1,315 sq.ft.) approx

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	76	86			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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