



## Longwood Road, York, YO30 4UA

- Detached Family Home
- No Onward Chain
- Private Garden
- Private Rear Garden & Double Garage
- Four Bedrooms
- Council Tax Band E

**£500,000**





# Longwood Road, York, YO30 4UA

## DESCRIPTION

A Spacious Four-Bedroom Detached Family Home in Rawcliffe – No Onward Chain

Nestled on Longwood Road in the heart of Rawcliffe, this substantial detached property offers an exceptional opportunity for family living, with the added benefit of no onward chain. Enjoying a peaceful residential setting, the property boasts excellent connectivity to York city centre via frequent bus services and nearby rail links. A range of local amenities at the nearby Clifton Moor retail park, schools, and green spaces - are all within easy reach.

Set back from the road, the home opens into a welcoming entrance hall with a convenient downstairs WC. The reception room flows well through double doors into a bright conservatory, which benefits from abundant natural light and enhances the sense of space. The conservatory leads into a well-equipped kitchen, complemented by a separate utility room with direct access to the rear garden. A formal dining room, accessed from the entrance hall, provides additional entertaining space.

Upstairs, the property offers four well-proportioned bedrooms, one of which features an ensuite shower room. A modern family bathroom and access to the loft space via the landing complete the upper floor.

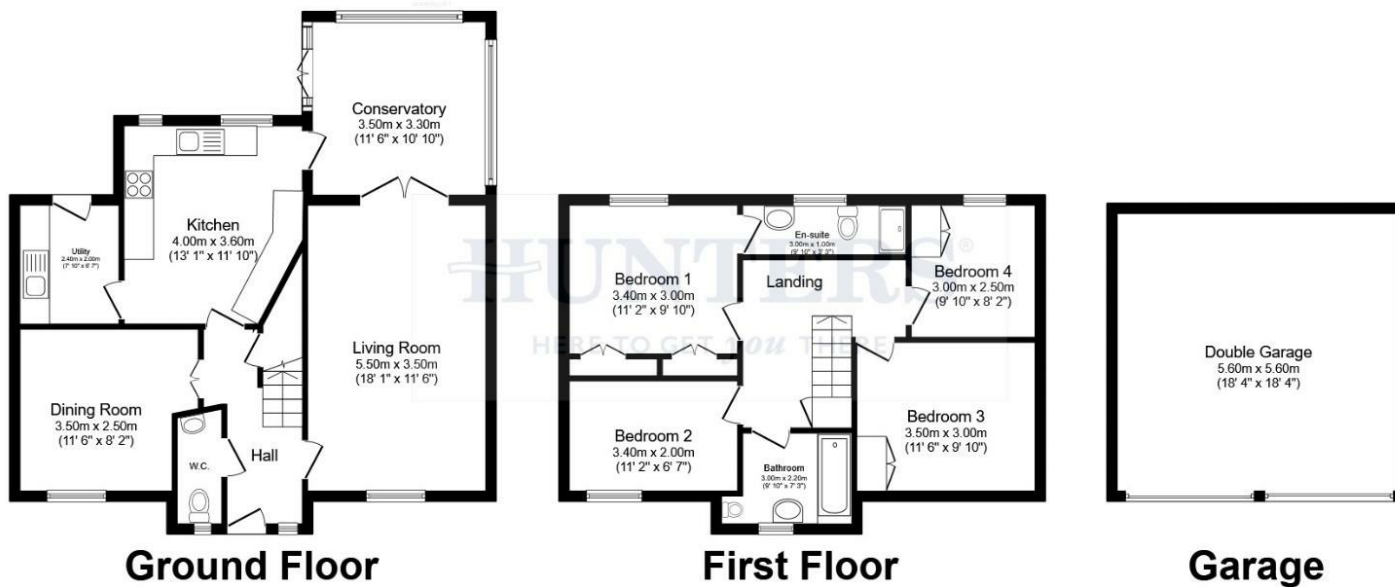
Outside, the rear garden is predominantly laid to lawn with a patio area —perfect for outdoor dining and relaxation. Thanks to the thoughtful positioning of neighbouring homes, the garden enjoys an exceptional degree of privacy. A double garage with fob-operated doors offers secure parking for two vehicles, with additional storage available in the roof space.





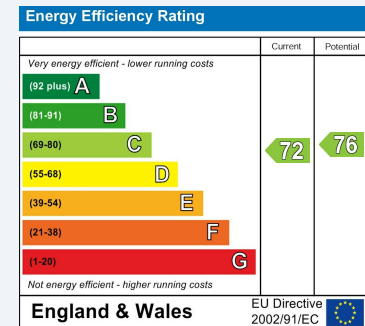






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Total floor area 162.8 sq.m. (1,752 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](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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