



Armstrong Way, YORK YO30 5NG

welcome to

Armstrong Way, YORK

A wonderful opportunity to purchase this beautifully presented four bedroom town house, located in the popular location of Rawcliffe!



Entrance Hall

Welcoming hall with door to front, understairs storage, radiator and stairs leading to first floor.

Cloakroom

Located on ground floor with WC, wash hand basin, extractor fan and radiator

Dining Room/ Fifth Bedroom

13' 2" x 10' 11" (4.01m x 3.33m)

Located on ground floor, this versatile space can be used in many different ways. Currently used as a dining room but could easily become an office or further bedroom. Window to front, laminate flooring and radiator.

Kitchen

12' 3" x 10' 10" (3.73m x 3.30m)

Fitted Kitchen located on ground floor with wall and base units, work tops, sink/drainers, gas hob, oven, cooker hood, integrated dishwasher, integrated fridge/freezer, tiled flooring, radiator and window to rear

Utility Room

7' 6" x 6' 4" (2.29m x 1.93m)

Situated on the ground floor comprising sink/drainers, work tops, plumbing for washing machine, boiler, tiled flooring and door into garden.

Lounge

17' 10" max x 13' 2" max (5.44m max x 4.01m max)

Beautifully presented lounge located on the first floor, benefiting from a Juliet balcony, carpet, two radiators, TV point and window to front aspect.

Landing

Stairs from ground floor with staircase leading to second floor. Carpet.

Bedroom 1

12' 3" to back of wardrobes x 10' 11" (3.73m to back of wardrobes x 3.33m)

Double bedroom located on the first floor with en suite, carpet and radiator. Window to rear aspect

En Suite

Shower cubicle, WC, wash hand basin, towel radiator, extractor fan, tiled and window to rear

Second Floor Landing

Benefiting from storage cupboard, loft access and carpet.

Bedroom 2

11' 11" to back of wardrobe x 10' 4" (3.63m to back of wardrobe x 3.15m)

Double bedroom located on the second floor with fitted wardrobes, radiator and window to front aspect

Bedroom 3

11' 8" to front of wardrobe x 11' 2" (3.56m to front of wardrobe x 3.40m)

Double bedroom located on the second floor with fitted wardrobes, radiator and window to rear aspect

Bedroom 4

8' 4" x 7' 2" (2.54m x 2.18m)

Good size bedroom located on the second floor. A perfect space for an office is desired. Window to front and radiator

Bathroom

Family bathroom on the second floor, with window to rear aspect, bath with shower over, WC, wash hand basin, towel radiator, extractor fan and shaver point

Exterior

Lawn garden to the front with driveway leading up to the garage. Enclosed lawn garden to the rear with patio, outside tap, fence to surround and access into the garage.

Garage

16' 11" x 8' 11" (5.16m x 2.72m)

Benefiting from power and light, up and over door to front, with door into garden at the rear



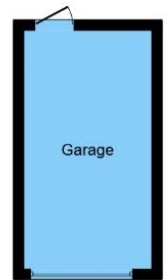
Ground Floor



First Floor



Second Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Armstrong Way, YORK

- Beautifully Presented Home
- 4 Bedrooms
- Garage
- Sought After Location
- En Suite

Tenure: Freehold EPC Rating: C

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108667 - 0003

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