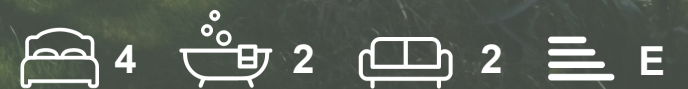




17 Middlewood Close Rufforth

York, YO23 3QG

**Guide Price £525,000**





A LARGE 4 BEDROOM TRADITIONAL STYLE DETACHED HOUSE SET ON A GOOD SIZED CORNER PLOT WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS TO YORK AND ALSO TO WETHERBY & HARROGATE. The spacious living accommodation has the benefit of upvc double glazing and oil-fired central heating and comprises entrance hall, shower room/w.c., large lounge, separate dining room, fitted kitchen, landing 4 bedrooms and bathroom/w.c. Driveway to an attached brick garage. Good sized gardens to front and side. An internal viewing is recommended.

### Entrance Porch

### Entrance Hall

### Kitchen

16'0" x 10'11" (4.88m x 3.35m)

### Lounge

17'3" x 12'11" (5.28m x 3.96m)

### Dining Room

16'0" x 12'4" (4.90m x 3.78m )

### Shower Room

### Rear Porch

### First Floor Landing

### Bedroom 1

15'3" x 12'11" (4.67m x 3.96m)

### Bedroom 2

13'1" x 9'1" (4.01m x 2.79m)

### Bedroom 3

9'6" x 8'0" (2.92m x 2.46m)

### Bedroom 4

12'9" x 8'9" (3.91m x 2.69m)

### Bathroom

### Garage

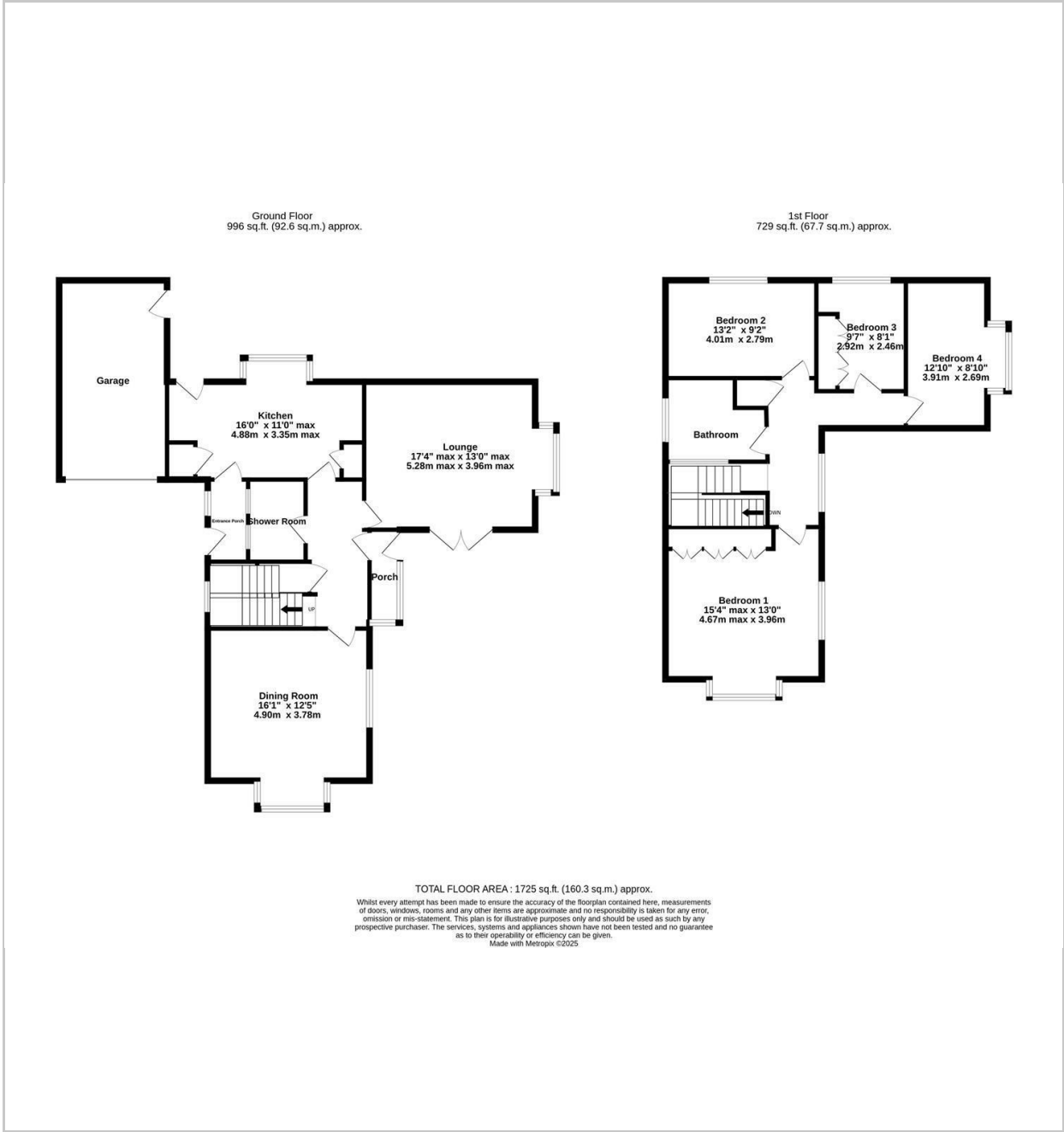




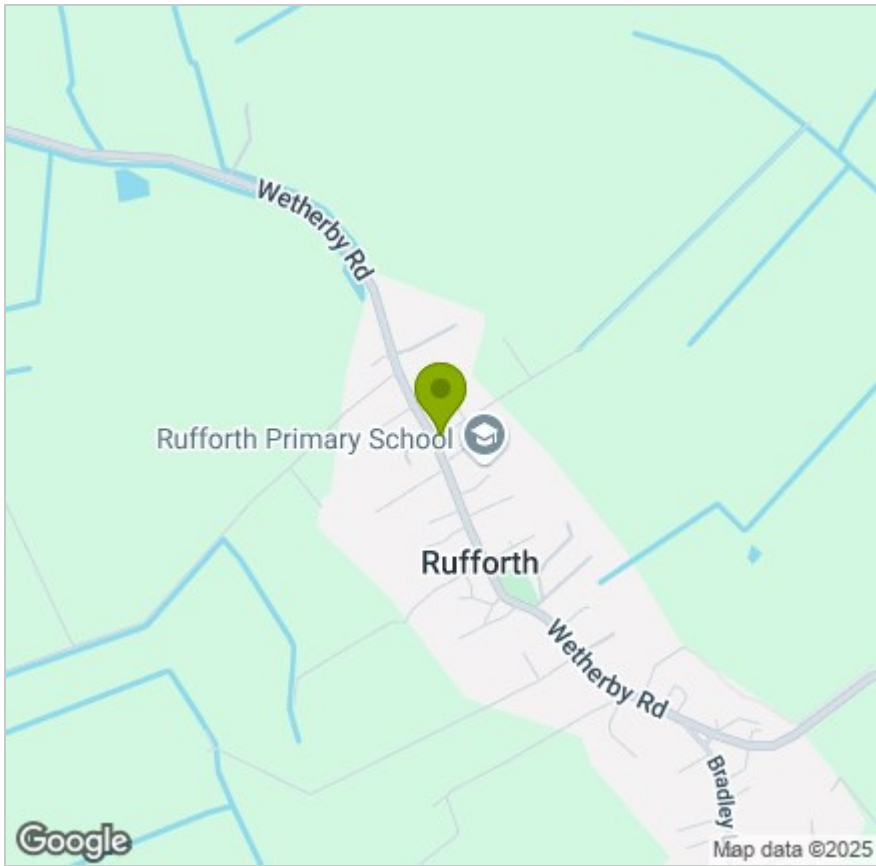




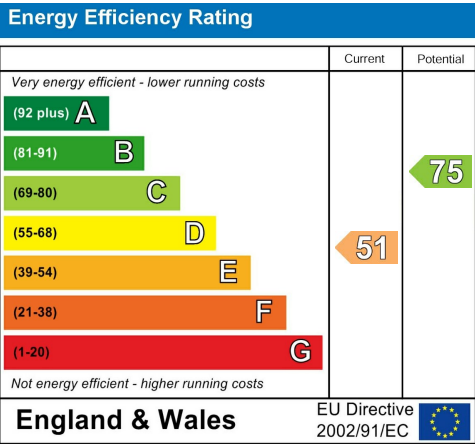
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.