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# Broadstone Way Clifton Moor, York YO30 4UF

Freehold  
Council Tax Band - B

- Semi Detached Home
- Two Bedrooms
- Potential For Extension (STPP)
- Popular Residential Area
- Larger Than Average Garden
- Driveway Parking
- No Onward Chain
- EPC- D



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and measurements. It is not the responsibility of the vendor to provide a survey. This plan is for illustrative purposes only and should not be relied upon for any other purpose. The vendor, agents and appliances shown have not been tested and no guarantee is given as to their operation. Plans made with laserpro, cad/cad





Broadstone Way  
Clifton Moor, York  
YO30 4UF

£225,000



Located in Broadstone Way, which is a quiet cul de sac in a sought after area. Rawcliffe is known for its excellent links to York city centre and the outer ring road, ideal for commuters and families. There are a range of local amenities available such as shops, pubs and the property is in the school catchment area for the highly regarded Vale of York Academy and Lakeside primary school.

The property comprises a small entrance hall which leads into the spacious living room, positioned to the front off the property. To the rear is the fitted kitchen which offers plenty of storage by way of wall and base units, along with enough space for a dining area.

Upstairs are two well proportioned bedrooms and a three piece family bathroom.

Externally is a larger than average rear garden that is private in nature, which consists mainly of lawn and also a gravel area and path. There is also a shed for storage. To the front of the property is another garden and driveway parking.

Offered with no onward chain, early viewing is highly recommended.

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