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SAMMS

2 Rye Walk, York

York

Guide Price £475,000





A modern detached family home, immaculately presented with driveway parking for two vehicles as well as an integral garage. The property opens to the front into a welcoming entrance hallway with access to the lounge to the front elevation. The lounge is well proportioned, nicely decorated and includes fitted plantation shutters.

To the rear of the property is a light and airy kitchen-diner, offering ample space for a breakfast/dining table as well as the kitchen itself boasting a series of contemporary wall, base and full height units with an oven and combination microwave, integrated fridge-freezer and dishwasher.

Adjacent to the kitchen is a handy utility room with provisions for a washing machine and tumble drier with additional sink. A WC accessed from the utility room completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing and four double bedrooms. The Master Bedroom benefits from an en-suite shower room and front elevation bay window. The other three bedrooms are all well proportioned and are served by a contemporary family bathroom.

Externally, to the front is a double width driveway and small front garden with maturing shrub / hedge borders and a Rowan Tree with abundant red berries blossoming later summer. To the rear is a landscaped lawn garden with new flagstone patio areas to further enjoy the outside space.

In summary, a walk in condition family home situated in an enviable position within a desired development.

LOCATION - Rye Walk forms part of a desirable development providing good access to York City Centre a short walk away from The Clifton Moor Retail and Leisure Park with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city.





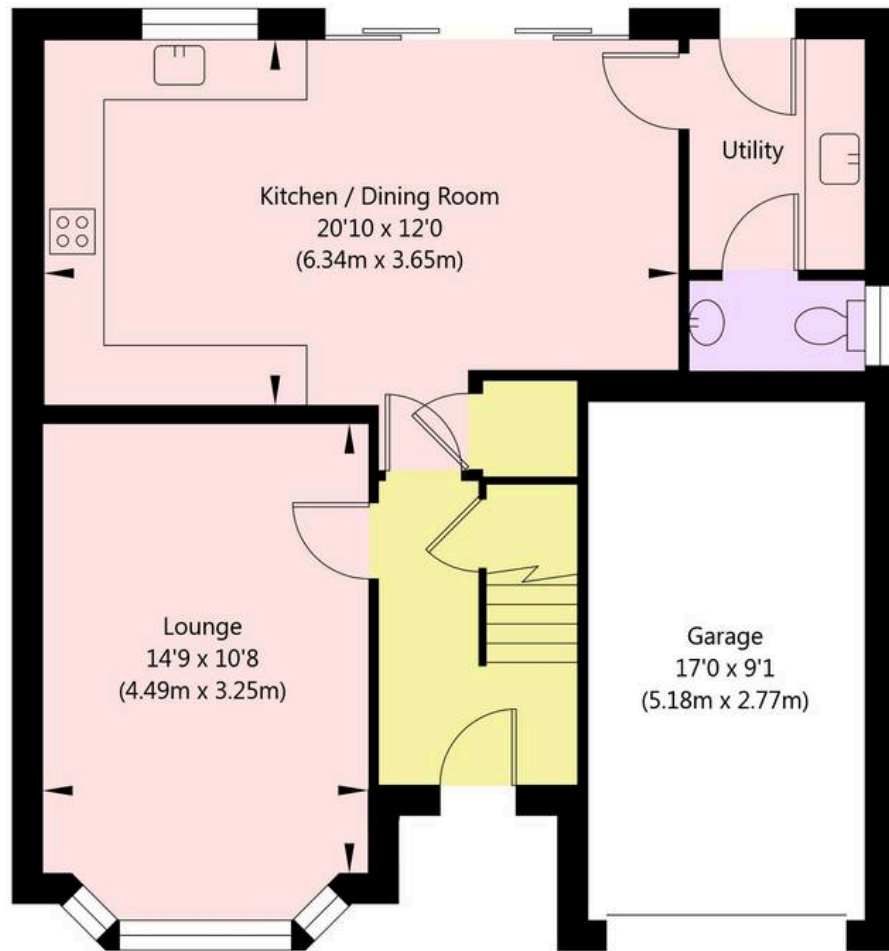




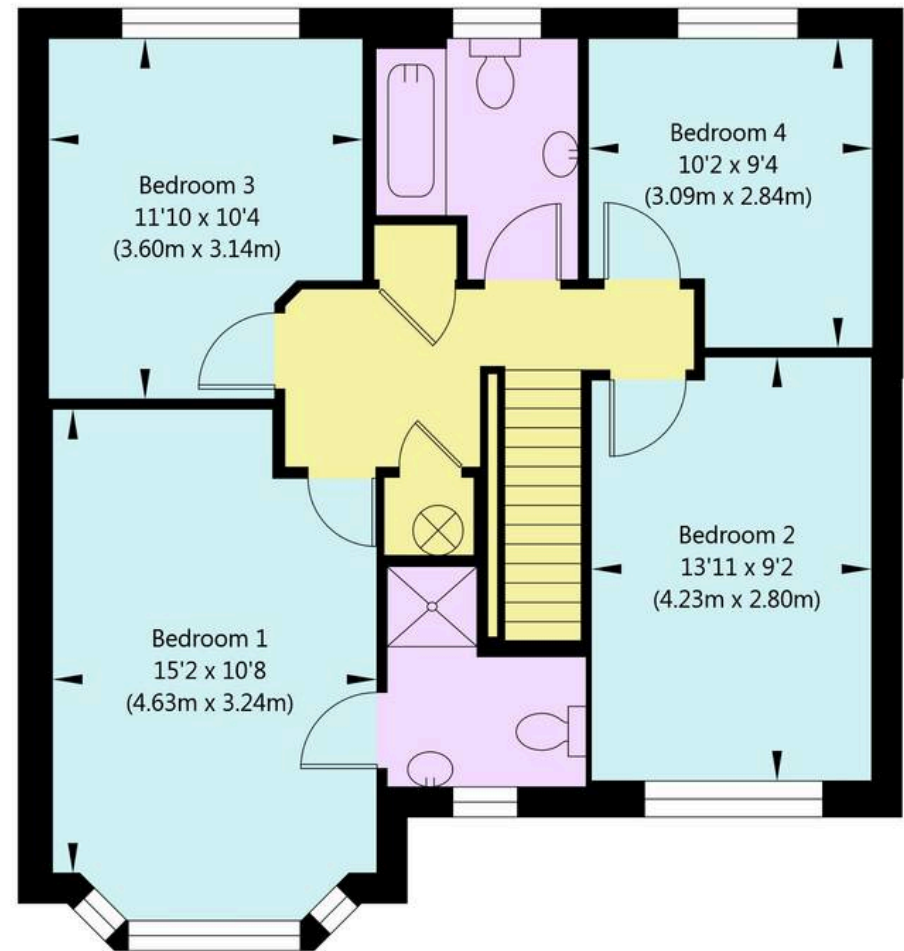




# Rye Walk, York, YO30 6QJ



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 572 SQ FT / 53.1 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 699 SQ FT / 64.94 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1271 SQ FT / 118.04 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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