



Fairway
Clifton Without, York
YO30 5QA

£400,000



Ashtons Estate Agents are delighted to present this charming three-bedroom detached period home, occupying a sought-after cul-de-sac position backing onto the playing fields of Bootham Junior School. Offering a wonderful south-facing rear garden and available with the advantage of no onward chain, this much-loved home presents a rare opportunity for the next owner to create a truly special family home.

Located on Fairway, a tree-lined street in the ever-popular area of Rawcliffe, the property is perfectly positioned to enjoy an array of nearby green spaces, including Clifton Green, Homestead Park and York Sports Club. The area is highly regarded for its family-friendly atmosphere, excellent schooling, scenic riverside walks into York city centre and towards Beningbrough, together with convenient access to the outer ring road and railway connections for commuting further afield.

A traditional entrance hallway welcomes you into the home and provides access to two beautifully proportioned reception rooms, each featuring elegant bay windows that flood the rooms with natural light. To the rear, the kitchen enjoys delightful views over the garden and benefits from a useful pantry.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms with attractive bay windows, together with a comfortable third bedroom. The family bathroom is fitted with a three-piece suite and an additional separate WC.

Externally, the property enjoys an established front garden and driveway providing off-street parking for several vehicles, leading to a detached garage. The delightful south-facing rear garden has a charming cottage feel, with mature planting, established borders and two useful garden sheds, creating a peaceful and private outdoor space.



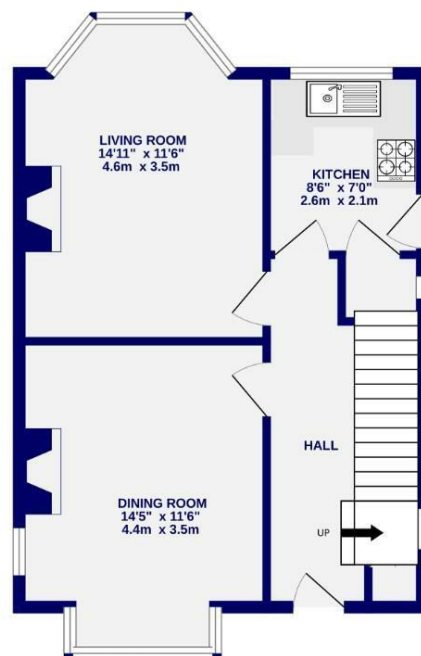


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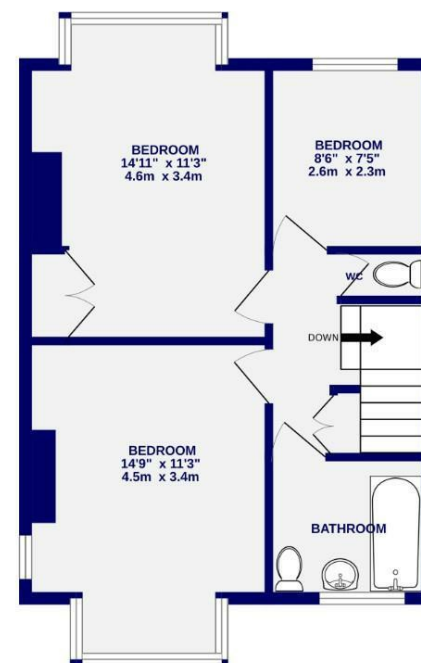
Freehold
Council Tax Band - D

- Charming Detached Period Home
- Three Well Proportioned Bedrooms
- Four Elegant Bay Windows
- Sought After Cul-De-Sac Location
- Opportunity To Create Your Home
- Backing Onto School Playing Fields
- No Onward Chain
- Driveway And Detached Garage
- Wonderful South Facing Private Garden
- EPC TBC

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.