



19 Longwood Road, York YO30 4UA

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A superbly presented and recently decorated MODERN DETACHED HOUSE set in the popular Rawcliffe area of York that provides easy access to the city centre and outer ring road.

The accommodation briefly comprises two reception rooms, kitchen and conservatory, with four bedrooms (master en-suite) and house bathroom. The house is set in landscaped gardens and benefits from a double garage.

- Modern Detached House
- Popular Rawcliffe Area of York
- Two Reception Rooms
- Kitchen and Separate Utility Area
- Ground Floor Cloakroom
- Master Bedroom En-Suite
- Three Further Bedrooms
- House Bathroom
- Landscaped Garden
- Double Garage

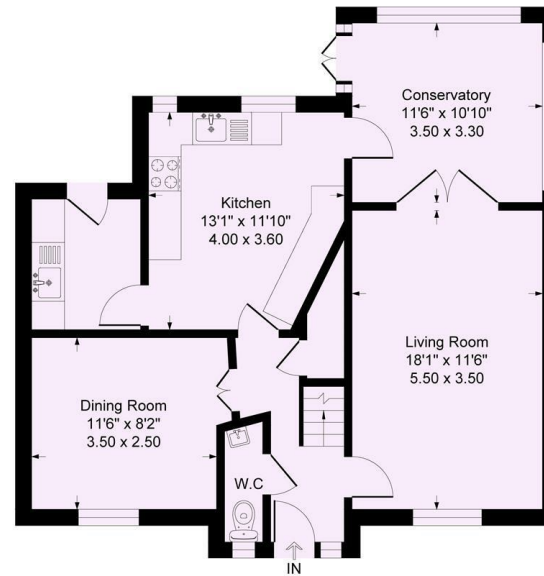
**Offers In Excess Of £475,000**

**Tenure: Freehold**

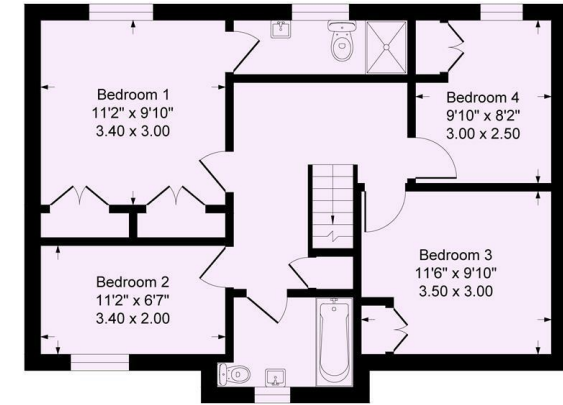
**Council Tax Band: E**

## 19 Longwood Road

Approximate Gross Internal Floor Area = 147.4 sq m / 1587 sq ft



Ground Floor

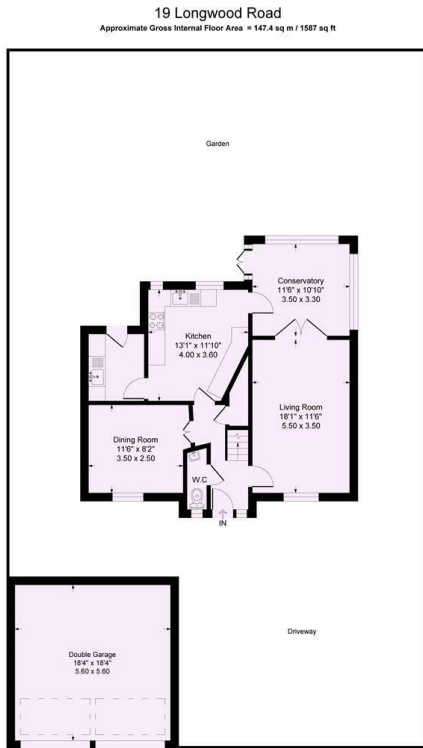


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.







Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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