



HUDSON
MOODY

21 Greystoke Road, Rawcliffe, York YO30 5FD

Situated in the highly sought-after Rawcliffe area of York, this attractive and well-presented three-bedroom detached bungalow is offered for sale with NO ONWARD CHAIN and occupies a generous plot in a peaceful residential setting.

- Charming Detached Bungalow
- Generous Private Rear Garden
- Spacious Living / Dining Room
- Two Double Bedrooms, a Single Bedroom and House Bathroom
- Modern Kitchen with Appliances
- Recently Installed Boiler and Radiators Throughout
- Single Garage with Newly Fitted Electric Door and Off Street Parking
- Lawned Front and Rear Gardens
- Easy Access to City and Clifton Moor Retail Park
- No Onward Chain

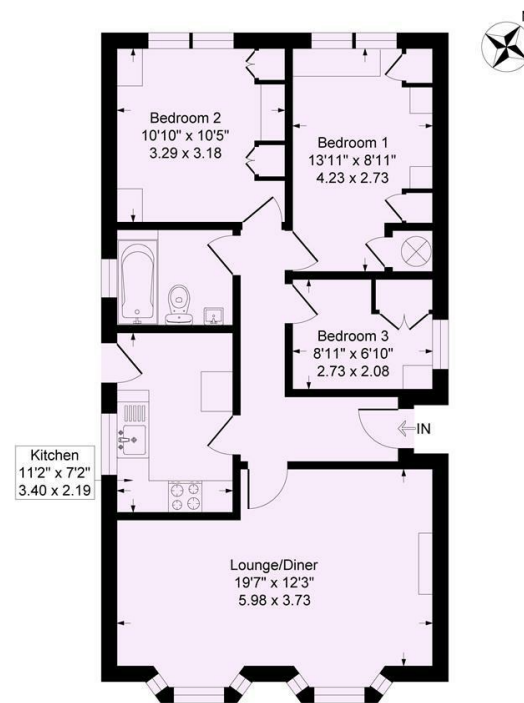
Offers In Excess Of £325,000

Tenure: Freehold

Council Tax Band: D

21, Greystoke Road York, YO30 5FD

Approximate Gross Internal Floor Area = 70.7 sq m / 762 sq ft



Ground Floor

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





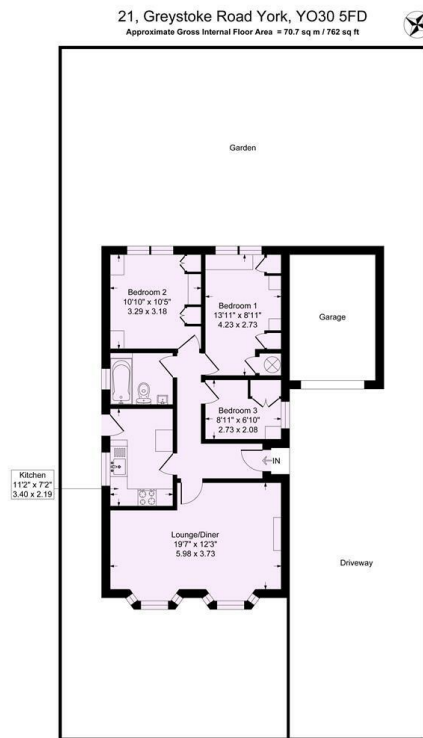
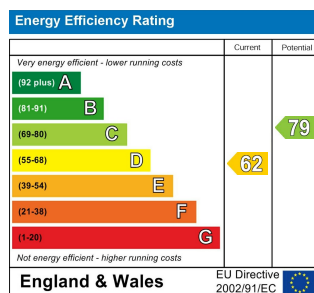


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IMPORTANT NOTICE

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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