



Armstrong Way
Rawcliffe, York
YO30 5NG

£425,000



An immaculately presented 4-bedroom family home boasting a private driveway plus garage, and 131sq.m. (1,412 sq.ft) of versatile living space arranged over three floors situated in a quiet, leafy location within the highly sought-after Armstrong Way neighbourhood in Rawcliffe. Armstrong Way is perfectly located for easy access to York city centre, with excellent commuter links and with the extensive shopping and leisure facilities of Clifton Moor nearby.

The accommodation opens into a welcoming entrance hall beyond which the ground floor provides two substantial double bedrooms, one benefiting from an en-suite shower room. Also on this floor is a utility room and a coat cupboard. To the middle floor is a wonderful, bright and airy living room forming the heart of the home, plus a stylish, contemporary kitchen and dining area. All comprising a light-filled space for family life, entertaining and relaxing. A convenient additional WC completes the accommodation on this level.

The upper floor provides two more large double bedrooms: a luxurious principal bedroom with a separate dressing/wardrobe area and en-suite shower room. While across the landing is a fourth very spacious double bedroom and a modern bathroom. Externally, the property enjoys a private enclosed rear garden, and off-street parking as well as a detached garage.

Offering four genuine double bedrooms, three bathrooms, a guest WC, and generous proportions throughout, this exceptional home is ideally suited to modern family living and has the flexibility to adapt to changing needs for years to come. Early viewing is strongly recommended. Please call to arrange your visit.





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Freehold
Council Tax Band - E

- Versatile Family Home Over Three Floors
- Four Generous Double Bedrooms
- Three En-Suite Shower Rooms
- Spacious Living Room
- Stylish Kitchen Diner
- Off Street Parking Plus A Garage
- Utility Room & Guest Toilet
- Private Garden
- Sought-After Location
- EPC - C



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.

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