







Armstrong Way, York
Offers Over £290,000

A three-storey, three-bedroom home offering flexible living space, an enclosed rear garden and garage, offered for sale with no onward chain. Ideally located in popular Rawcliffe with excellent local amenities and excellent transport links to York and beyond.











Internally, the property is arranged over three floors, offering flexible accommodation throughout. The ground floor comprises an entrance hallway with a downstairs WC, a fitted kitchen and dining room with access to the rear garden.

To the first floor is a spacious sitting room along with a third bedroom, offering versatility for a range of buyers. The second floor features two further bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the accommodation.

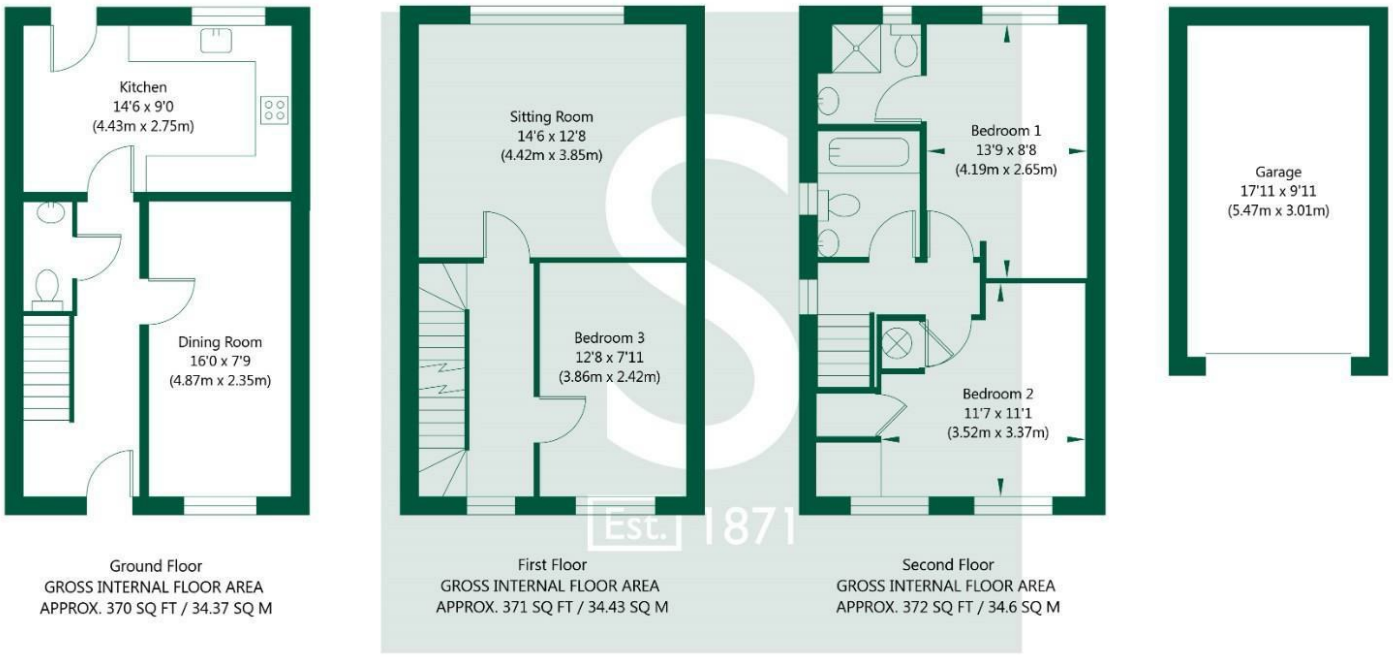
Externally, the property benefits from an enclosed rear garden and an garage, providing useful storage and off-street parking.

Offered for sale with no onward chain, the property is likely to appeal to first-time buyers, families and investors alike.

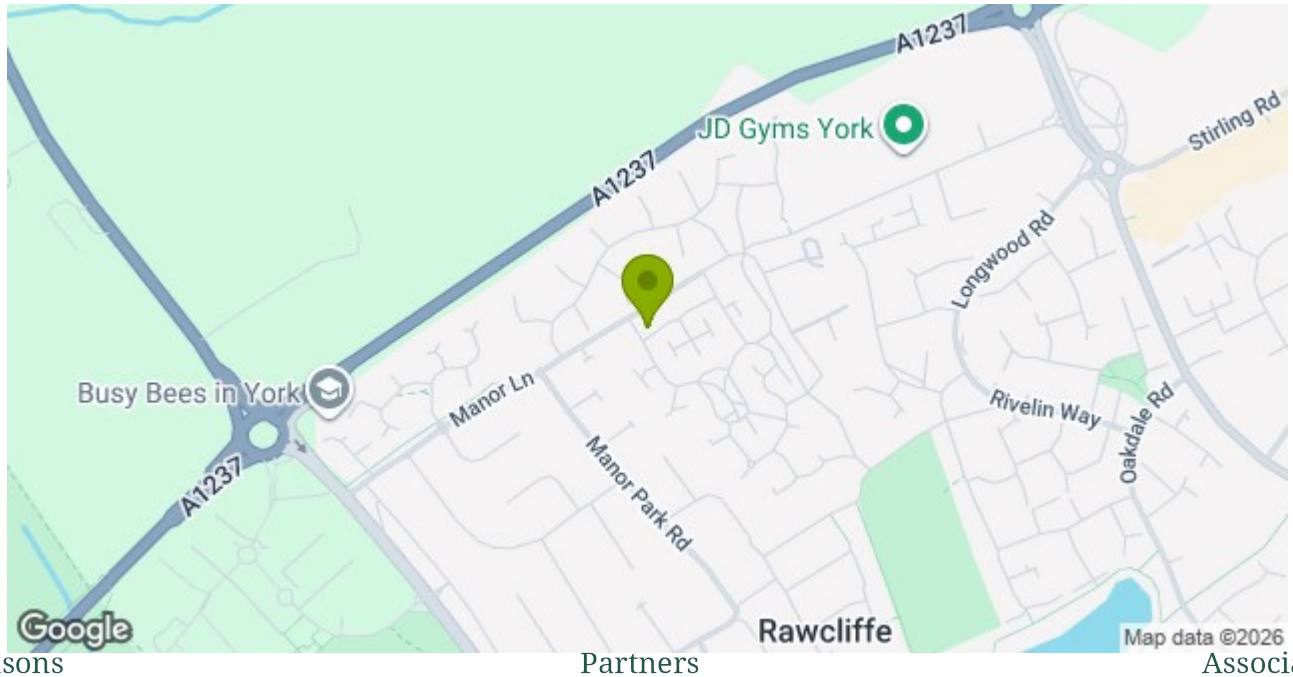
Rawcliffe is a popular residential area to the north-west of York, offering a range of local amenities including shops, schools and regular bus services into the city centre. The area also provides excellent access to the outer ring road, A19 and A64, making it a convenient location for commuters.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Armstrong Way, York, YO30 5NG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1113 SQ FT / 103.4 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners
J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates
N Lawrence