



17 Middlewood Close Rufforth
York, YO23 3QG

Guide Price £525,000



A LARGE 4 BEDROOM TRADITIONAL STYLE DETACHED HOUSE SET ON A GOOD SIZED CORNER PLOT WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS TO YORK AND ALSO TO WETHERBY & HARROGATE. The spacious living accommodation has the benefit of upvc double glazing and oil-fired central heating and comprises entrance hall, shower room/w.c., large lounge, separate dining room, fitted kitchen, landing 4 bedrooms and bathroom/w.c. Driveway to an attached brick garage. Good sized gardens to front and side. An internal viewing is recommended.

Entrance Porch

Entrance Hall

Kitchen

16'0" x 10'11" (4.88m x 3.35m)

Lounge

17'3" x 12'11" (5.28m x 3.96m)

Dining Room

16'0" x 12'4" (4.90m x 3.78m)

Shower Room

Rear Porch

First Floor Landing

Bedroom 1

15'3" x 12'11" (4.67m x 3.96m)

Bedroom 2

13'1" x 9'1" (4.01m x 2.79m)

Bedroom 3

9'6" x 8'0" (2.92m x 2.46m)

Bedroom 4

12'9" x 8'9" (3.91m x 2.69m)

Bathroom

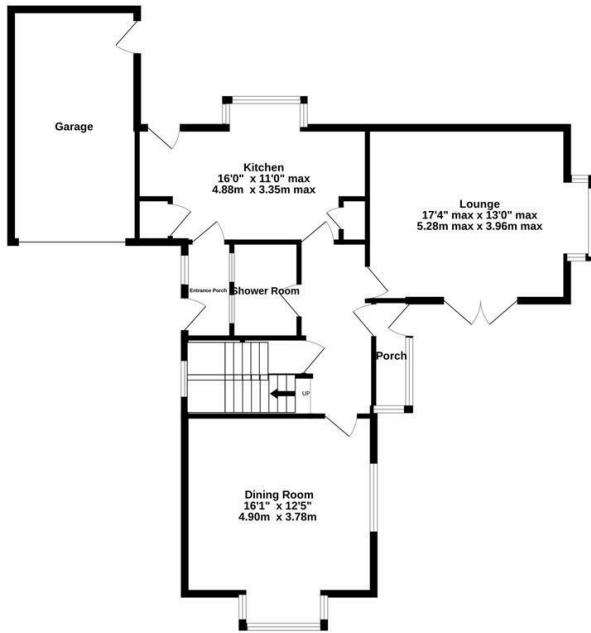
Garage



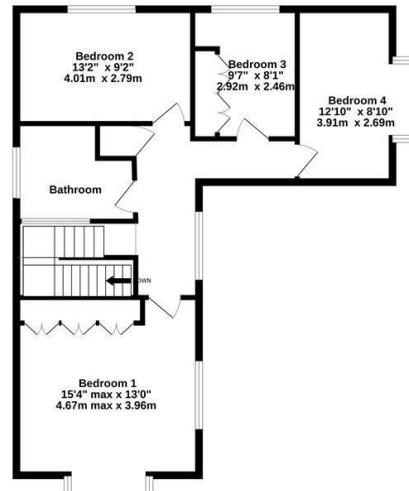


FLOOR PLAN

Ground Floor
996 sq.ft. (92.6 sq.m.) approx.



1st Floor
729 sq.ft. (67.7 sq.m.) approx.

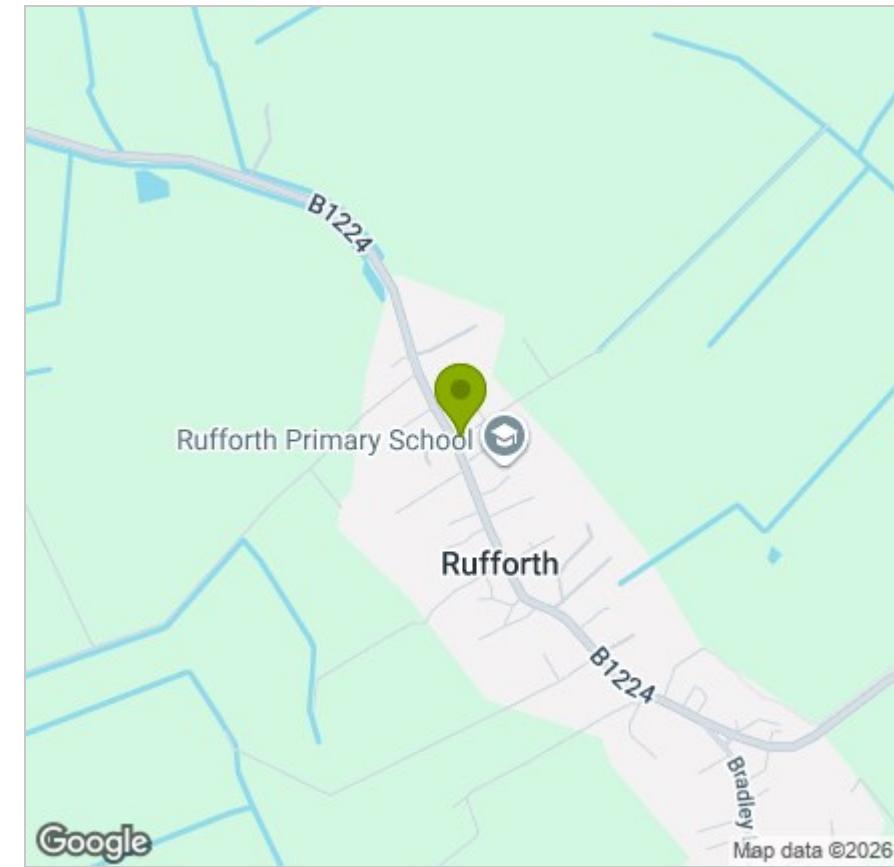


TOTAL FLOOR AREA: 1725 sq.ft. (160.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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