



Armstrong Way, York £1,550 Per Month

Nestled in the charming area of Armstrong Way, York, this delightful end-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.



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. The second floor features two further bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the accommodation.

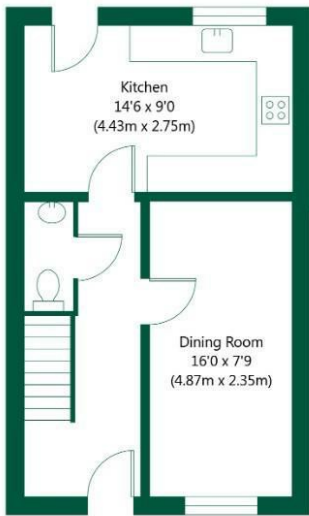


Externally, the property benefits from an enclosed rear garden and an garage, providing useful storage and off-street parking.

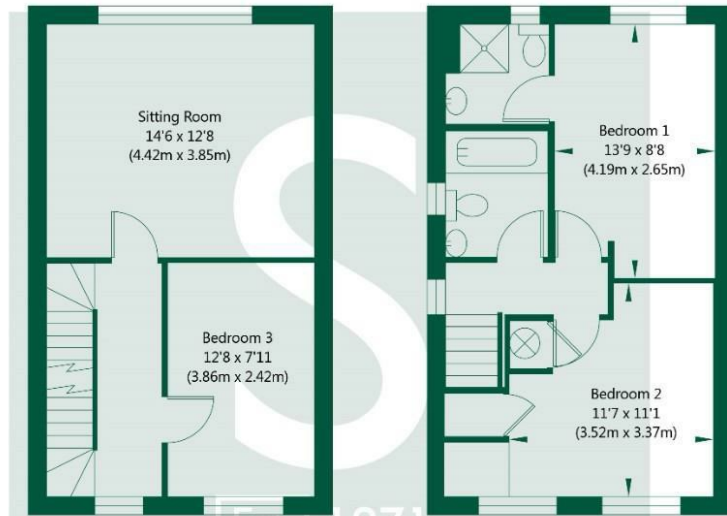
Rawcliffe is a popular residential area to the north-west of York, offering a range of local amenities including shops, schools and regular bus services into the city centre. The area also provides excellent access to the outer ring road, A19 and A64, making it a convenient location for commuters.



Armstrong Way, York, YO30 5NG



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 370 SQ FT / 34.37 SQ M



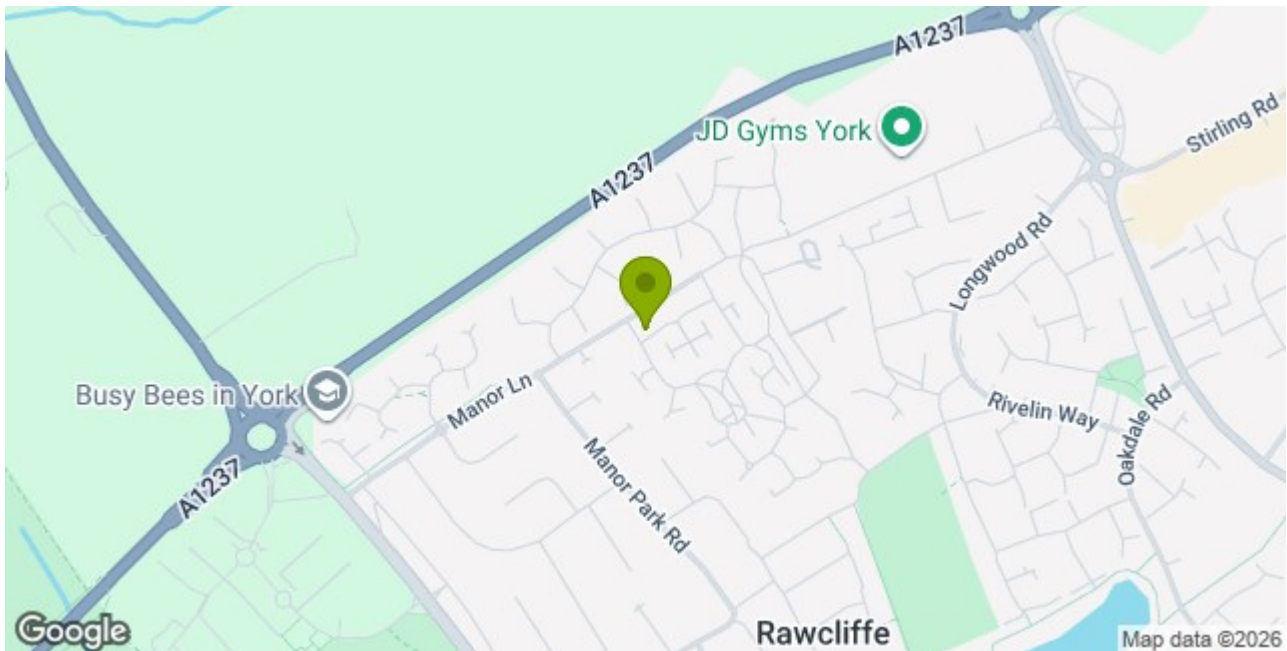
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 371 SQ FT / 34.43 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 372 SQ FT / 34.6 SQ M



Garage
17'11 x 9'11
(5.47m x 3.01m)

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.
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