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Rosecroft Way, York

Guide Price £315,000

****UNEXPECTEDLY BACK ON THE MARKET DUE TO A CHAIN COLLAPSE** *NO ONWARD CHAIN* Tucked away at the end of a quiet cul-de-sac within a sought-after development, this well-presented mid-townhouse is offered to the market with no onward chain. Ideally positioned just two miles north of York city centre, the property benefits from easy access via scenic riverside walks and regular bus links. The property boasts generous gardens to both the front and rear, with the rear enjoying a desirable south-facing aspect and having a garden room, along with an additional plot of garden to the front. Internally, the accommodation comprises an entrance hall, a comfortable lounge, a modern dining kitchen, and a ground floor WC. To the first floor are three bedrooms and a family bathroom. Further benefits include gas central heating and double glazing throughout, parking and also a garage. Early viewing is highly recommended to fully appreciate the space and accommodation on offer. EPC Rating: C, Council Tax Band: C**

Property Description
The property opens into a welcoming entrance hall with stairs rising to the first floor and access to the ground floor accommodation. To the front, the sitting room is bright and comfortable, enjoying pleasant views over the garden and finished with laminate flooring.
To the rear, the modern dining kitchen is fitted with a range of contemporary wall and base units with work surfaces over, incorporating an electric oven, gas hob with extractor, and space for appliances. There is also useful under-stairs storage, and French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, two of which benefit from outlooks to the front and rear, while the third includes a useful built-in storage cupboard. The accommodation is served by a stylish family bathroom fitted with a modern three-piece suite, including a bath with shower over and glass screen.

Externally, the property enjoys generous outdoor space. To the front is an open plan lawned garden with a pathway leading to the entrance, along with an additional plot of land providing an extended garden area with planted borders and a variety of shrubs and flowers. The rear garden has been designed for low maintenance, featuring a paved seating area, attractive borders, and timber fencing to the boundary, enhanced by climbing plants. There is also a timber garden room, offering a versatile space ideal for a home office or hobbies.
Further benefits include a garage located within a nearby block, complete with power, lighting, and an up-and-over door.

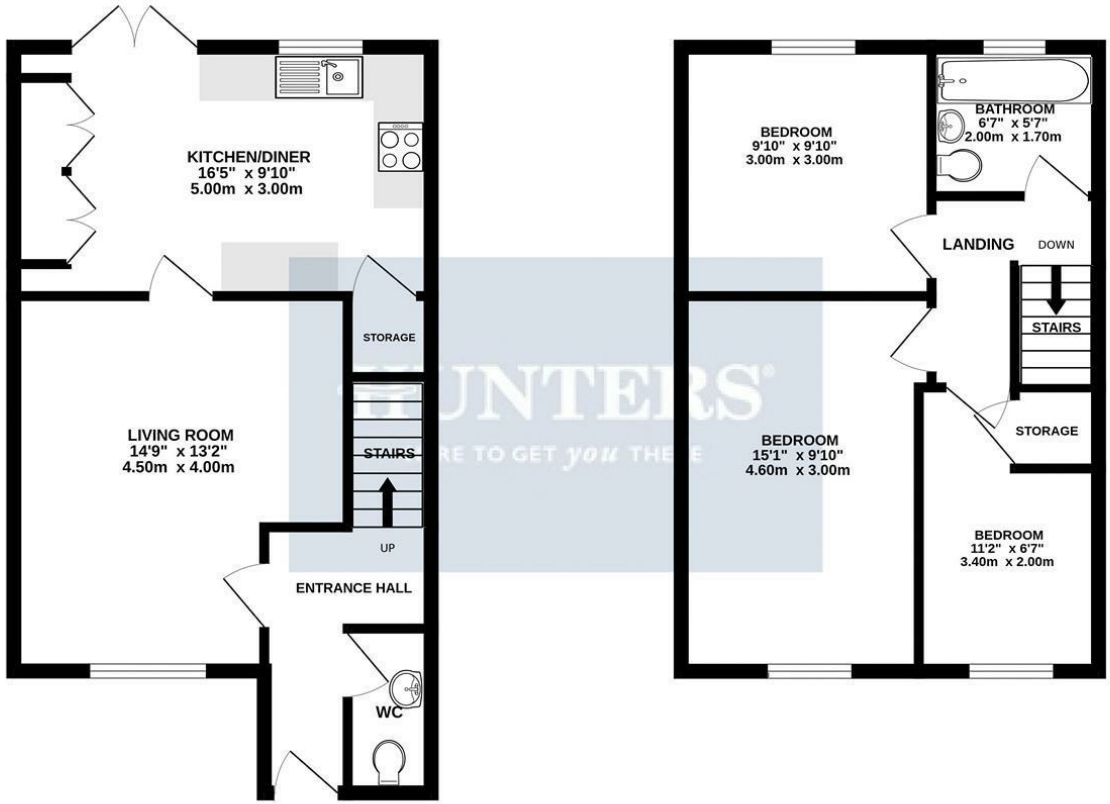
Agents Note
Interested parties should be aware that under the Estate Agent Act of 1979 we are duty bound to disclose that the vendors of this property are related to a member of staff at this Hunters Estate Agency.

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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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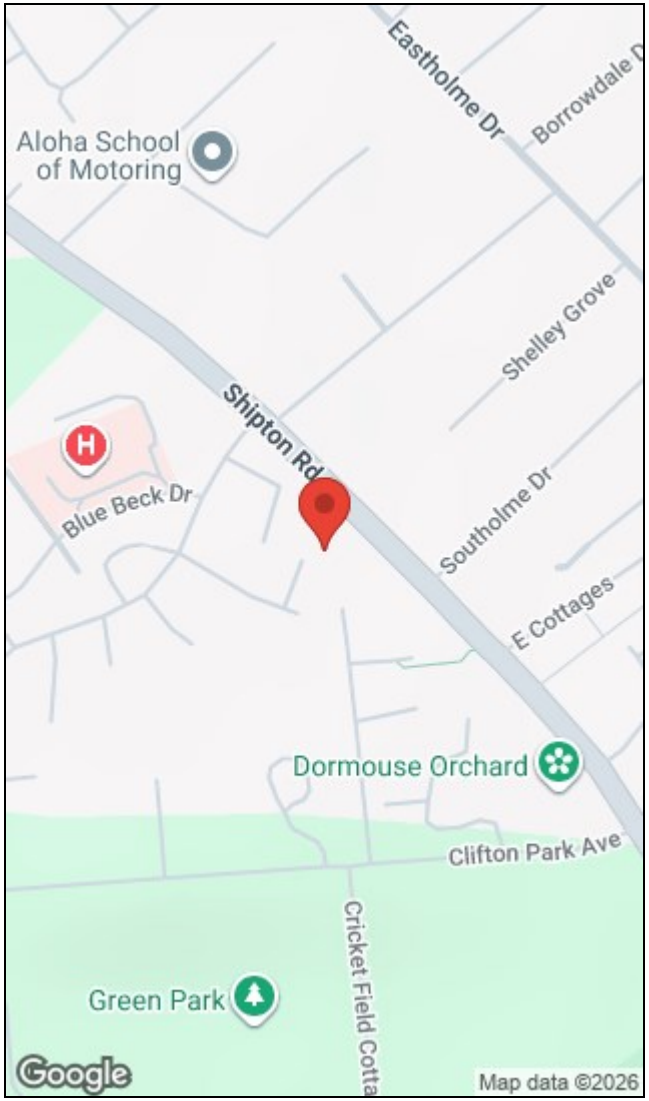

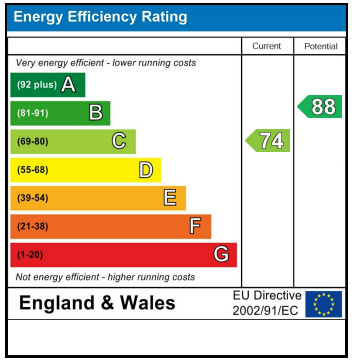

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