



Armstrong Way, York, YO30 5NG

- Beautifully Presented Three Bedroom Townhouse
- Main Bedroom With En-Suite
- Popular Location Near Clifton Moor
- Spacious Living/Dining Room
- Enclosed Low Maintenance Garden
- Council Tax Band C

£325,000



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DESCRIPTION

A beautifully presented three bedroom townhouse, offering well maintained accommodation arranged over three floors. Situated in a popular residential development, the property is ideally placed for access to York's outer ring road, Clifton Moor Retail Park and a wide range of local amenities.

The ground floor comprises an entrance hall, a modern fitted kitchen featuring a range of integrated appliances, ample units and worktop space, and a generous living/dining room to the rear. This is a lovely space for both relaxing and entertaining, with French doors opening directly onto the garden and allowing plenty of natural light into the room. A useful ground floor WC completes the accommodation on this level.

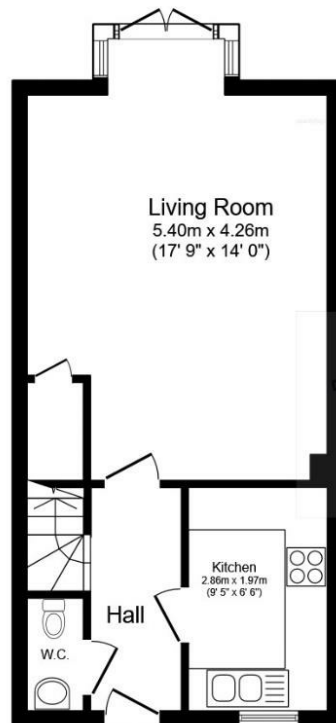
To the first floor are two bedrooms, one of which benefits from a Juliet balcony, along with a modern family bathroom. The second floor is dedicated to the main bedroom, which also benefits from its own en-suite shower room, providing a degree of privacy away from the rest of the house.

Outside, the property enjoys an attractive, enclosed rear garden, ideal for outdoor dining and entertaining.

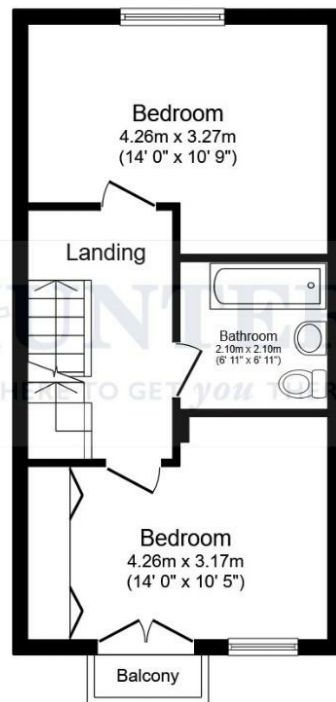
With its versatile accommodation, attractive presentation and convenient location, this is a lovely home that is sure to appeal to a range of buyers.



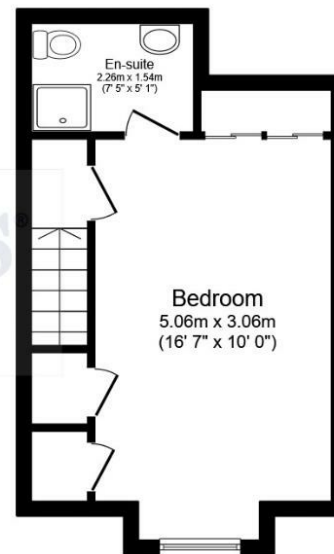




Ground Floor



First Floor



Second Floor

Total floor area 103.8 m² (1,117 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

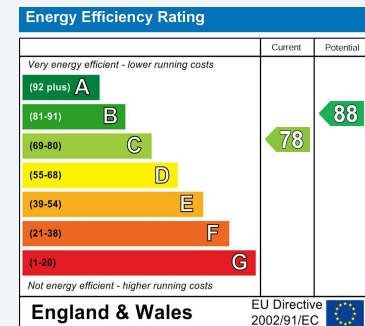
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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