



## Tamworth Road, York, YO30 5GJ

- Prime Clifton–Rawcliffe Location With Excellent City Access
- Spacious Kitchen–Diner Opening Onto A Generous Rear Garden
- Chain-Free Purchase
- Stylish Refurbished Interiors Ready To Move Straight Into
- Two Well-Proportioned Double Bedrooms And Modern Bathroom
- Council Tax Band B

**By Auction £160,000**



# Tamworth Road, York, YO30 5GJ

## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £160,000 \*  
BIDDING CLOSSES 12 MAY 2.30PM\* FEES APPLY \* REGISTER YOUR  
INTEREST AT HUNTERS.COM SELECT AUCTIONS

Situated on Tamworth Road, perfectly positioned between Clifton and Rawcliffe, this newly refurbished two-bedroom mid terrace home, offered with no onward chain, enjoys a highly convenient setting with excellent access to local amenities, green spaces and straightforward routes into York city centre. The area is well served by nearby supermarkets, cafés and everyday services, while frequent bus connections provide quick links to the city and the railway station. Clifton Moor Retail Park, with its wide range of shops, leisure facilities and dining options, is also just a short distance away, adding to the property's day-to-day practicality.

The ground floor features a bright and welcoming living room with fresh décor and contemporary flooring, leading through to a modern kitchen and dining area fitted with sleek units, integrated appliances and generous worktop space. French doors open directly onto the rear garden, allowing natural light in and creating an easy flow to the outdoors.

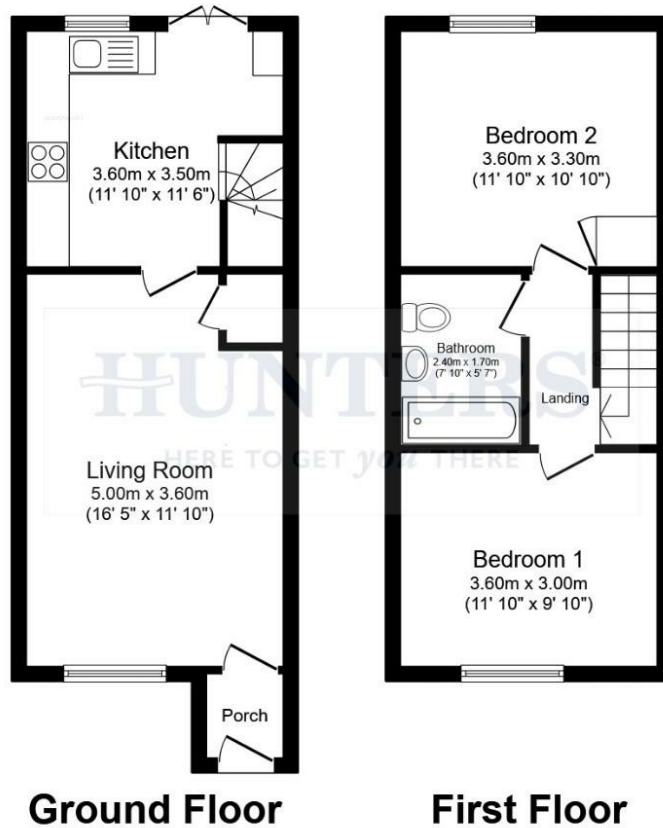
Upstairs, the home offers two well-proportioned double bedrooms along with a modern bathroom complete with full-sized bath, overhead shower, W.C and wash basin.

Externally, the property benefits from a sizeable enclosed rear garden with scope for seating, planting or further landscaping, rear access to a back alley while allocated parking to the front adds everyday convenience.

With strong links to local schools, nearby parks, Clifton Backies, bus routes and the A1237/A19 for wider travel, this move-in-ready and chain-free home represents an ideal opportunity for first-time buyers, downsizers or anyone seeking a well-located property in one of York's most accessible and well-connected residential areas.







Total floor area 65.5 sq.m. (705 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

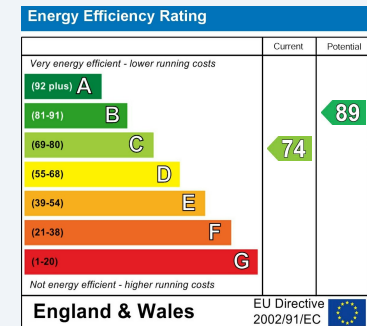
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**THINKING OF SELLING?** 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.