



## Armstrong Way, , York, YO30 5NG

- THREE DOUBLE BEDROOMS
- PARKING
- DOWNSTAIRS WC
- EPC RATING C
- ENCLOSURE REAR GARDEN
- MASTER WITH ENSUITE
- COUNCIL TAX BAND C

£335,000

**HUNTERS®**  
HERE TO GET *you* THERE

## DESCRIPTION

Hunters presents this beautiful three bedroom end townhouse in the popular residential location of Rawcliffe. This area provides a wide range of local amenities including convenient access to the York outer ring road, many amenities in the nearby Clifton Moor retail park such as shops, supermarkets, cinema, gyms and more. This sought-after area also benefits from Rawcliffe Lake and nearby family-friendly parks for scenic walks, as well as the Rawcliffe park-and-ride providing easy access to the city centre.

As you enter the property into the entrance hallway, to the left you have a downstairs W.C and to the right, a modern kitchen with wall-mounted, fitted units and integrated fridge, freezer, washing machine, electric oven and hob with accompanying hooded extractor unit. A large, bright and airy living room completes the ground floor, with hard wood flooring throughout and access to the rear garden via a bay with double French doors to the rear elevation.

The first floor comprises two double bedrooms, one with fitted wardrobes and a Juliet balcony, family bathroom suite fitted with toilet, hand basin and shower over the bath.

The third floor presents the large master bedroom with ample storage and ensuite with toilet, hand basin and shower and walk in wardrobe.

The exterior of the property provides parking for multiple vehicles.

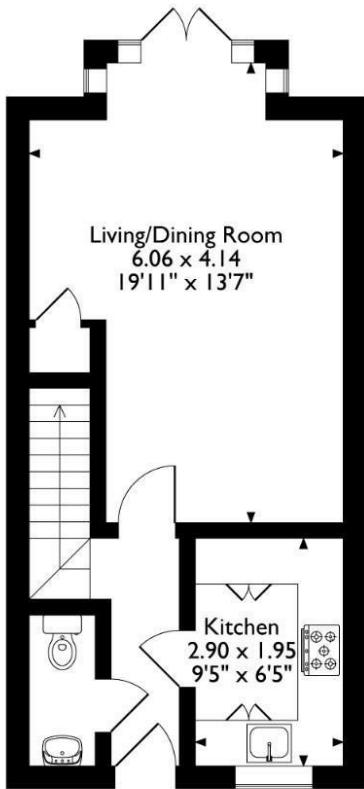
Located on an end plot, you have a low maintenance private rear garden, a real sun trap and a lovely aspect to a very well presented property.





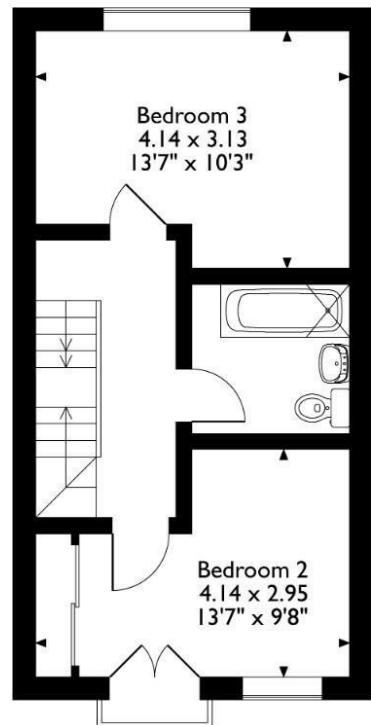
# 46 Armstrong Way, York, North Yorkshire

## Approximate Gross Internal Area 102 Sq M/1098 Sq Ft

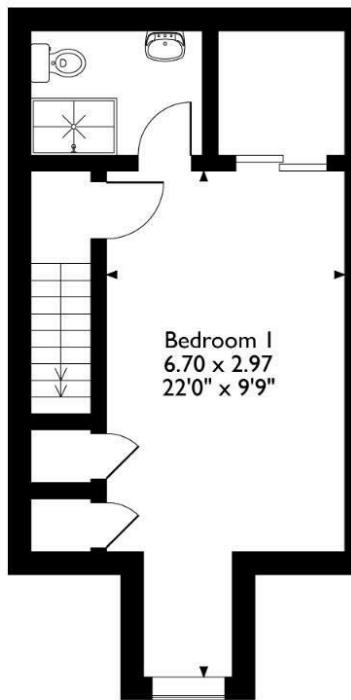


**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



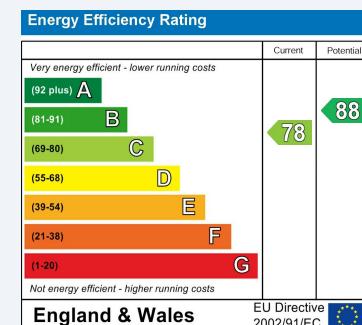
**First Floor**



**Second Floor**

## 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.



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