



6 Armstrong Way
York, YO30 5NG
Guide Price £385,000

 3  2  1  C

A superb three bedroom extended mid town house part of this sought after residential development within the ring road of York, off Shipton Road, close to Rawcliffe Park and Ride giving easy access to York City Centre. Ready to move into this well presented property provides exceptional ground floor living space and comprises: entrance hallway, w.c./cloaks, 18' lounge, large dining kitchen with fitted appliances and double doors onto garden, first floor landing, master bedroom with ensuite three piece shower room, two additional bedrooms and three piece house bathroom. To the outside is a landscaped front garden and to the rear is a paved patio patio with lawn and mature trees and shrubbery with gate to service alleyway. Single garage with power and lighting and is part of a block with parking in front.

An accompanied viewing of this impressive house is strongly recommended.

Entrance Hallway

Entrance door, wood panelling, radiator, carpeted stairs to first floor, laminate flooring

Cloaks/w.c.

Low level w.c., wash hand basin, extractor fan, tiled flooring

Kitchen

11'7" x 8'10" (3.53m x 2.69m)
Fitted wall and base units with granite counter top, Belfast sink with mixer tap, built in oven and hob, dishwasher, integrated washing machine and fridge/freezer, tiled flooring, power points, recessed spotlights

Dining Room

20'10" x 10'8" (6.35m x 3.25m)
Two windows to rear, two Velux windows, French doors to garden, double panelled radiator, tiled flooring, power points, spotlights

Lounge

18'7" x 17'11" (5.66m x 5.46m)
Two uPVC windows to front, electric fire with surround, two double panelled radiator, carpet, television point, power points

First Floor Landing

uPVC window to front, wood panelling, carpeted floors, storage cupboard, power points, loft access





Bedroom 1

11'7" x 9'10" (3.53m x 3.00m)

uPVC window to rear, carpet, power points

En-suite shower room

Walk in shower cubicle, wash hand basin, low level w.c., tiled walls, tiled flooring, towel radiator, extractor fan, shaving point, recessed spotlights

Bedroom 2

11'7" x 11'5" (3.53m x 3.48m)

uPVC window to rear, double panelled radiator, wood panelling, carpet, power points

Bedroom 3

11' x 8'11" (3.35m x 2.72m)

Two uPVC windows to front, fitted wardrobes, double panelled radiator, carpet, power points

House Bathroom

7'2" x 5'10" (2.18m x 1.78m)

Opaque uPVC window to front, panelled bath with shower over, wash hand basin, low level w.c., tiled walls, tiled flooring, shaver point, towel radiator, recessed spotlights, extractor fan

To the outside

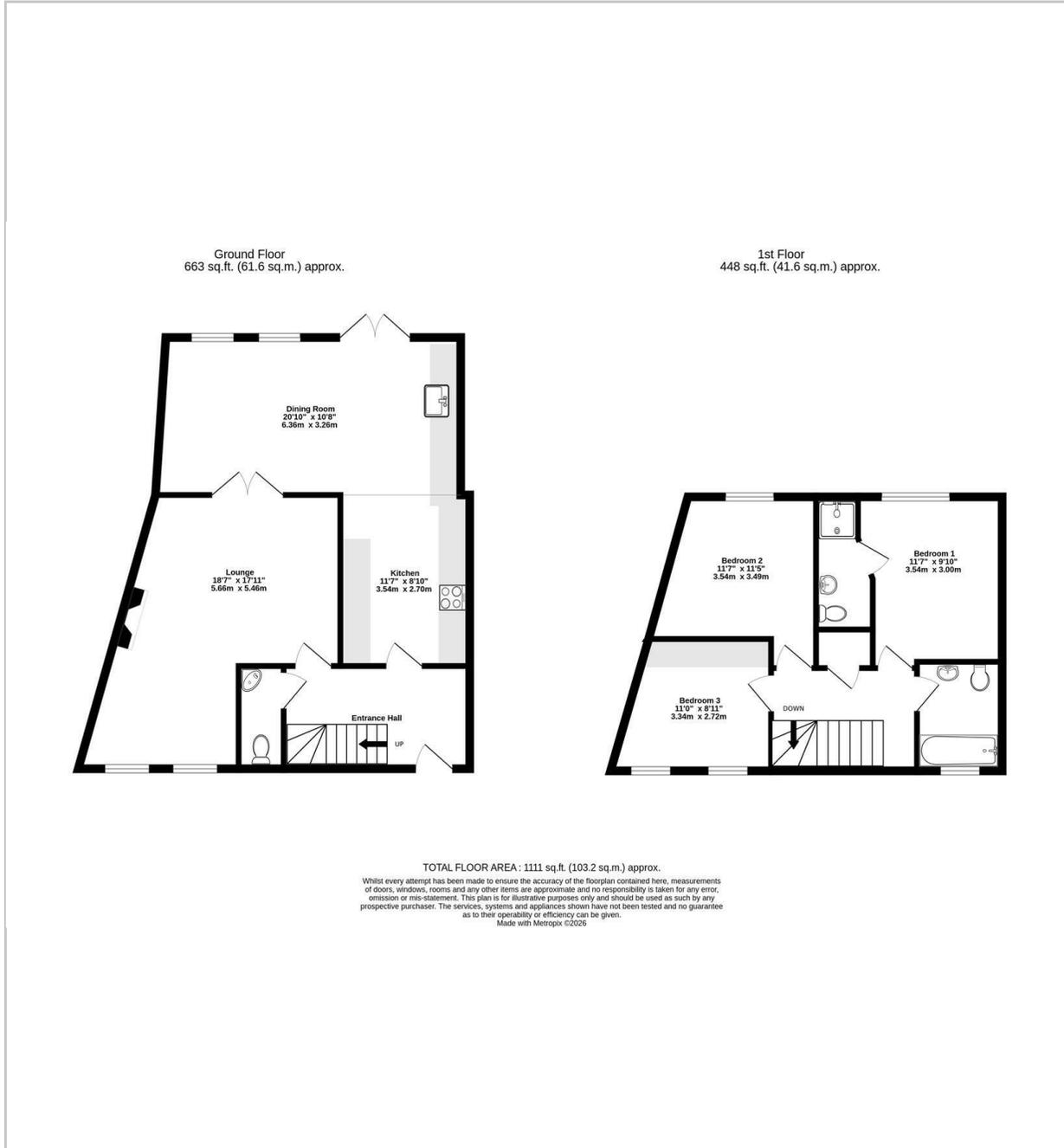
Front forecourt garden, rear patio and lawned garden with mature flower borders, outside power point, timber fenced boundary, gate to service alley way and access to garage. The garage has power and lighting.

Agents note

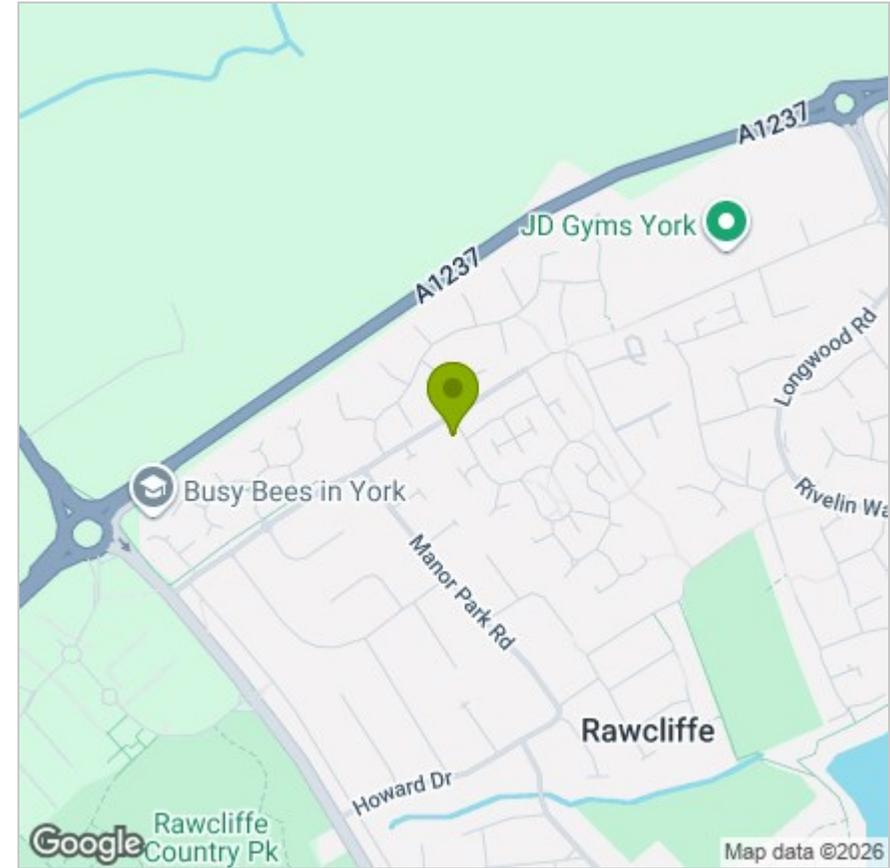
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.