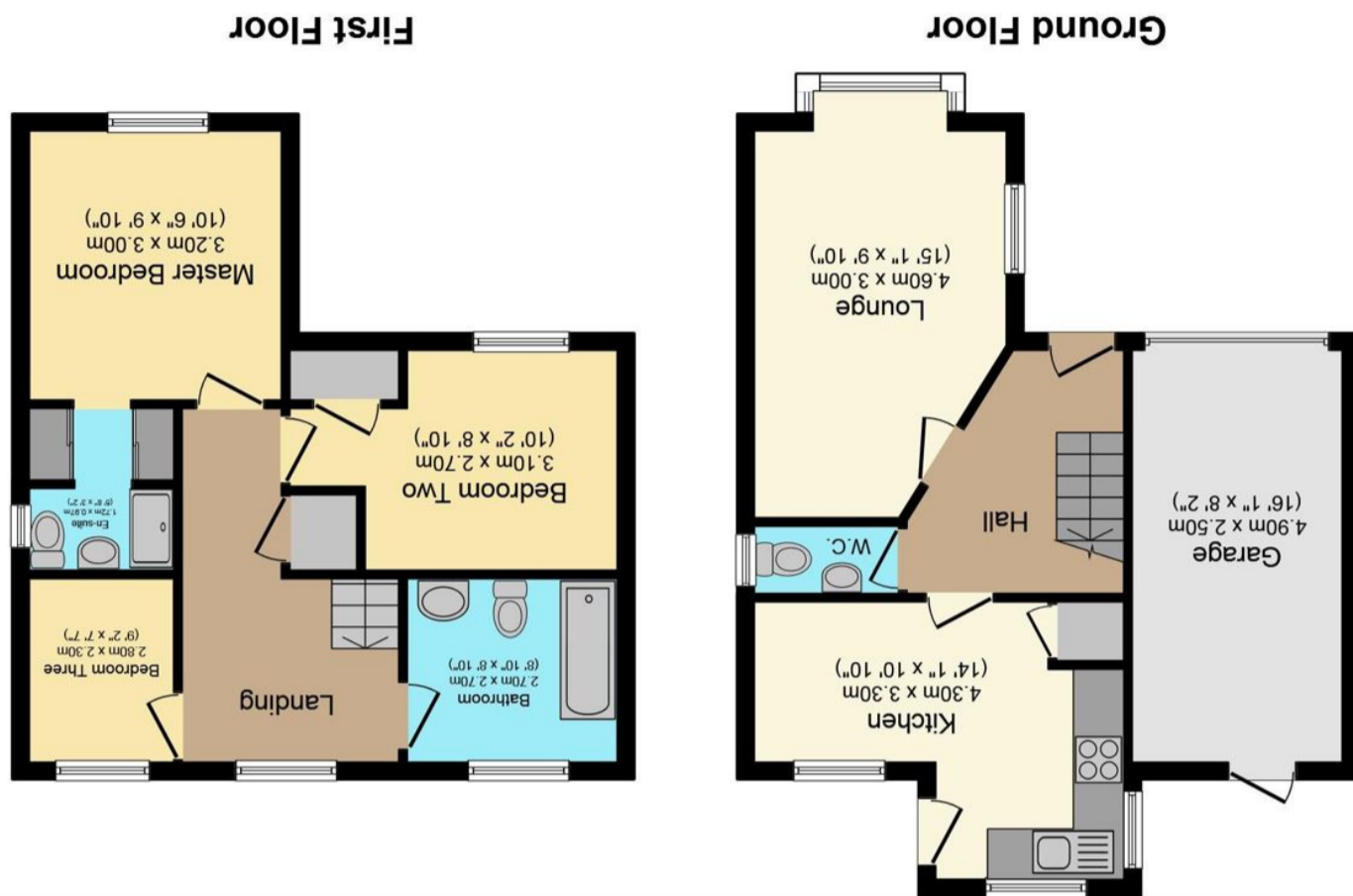


Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Total floor area 88.0 sq. m. (947 sq. ft.) approx



23 Gillingwood Road, York YO30 4ST

This idyllic three double bedroom detached house has been improved by the current owners and is now immaculate and ready for you to move straight in to and enjoy. Boasting a modern shaker style dining kitchen with recently installed combi boiler, good sized lounge and a W/C to the ground floor. To the first floor is the three piece house bathroom, three double bedrooms with the master benefiting from a walkthrough dressing area and an ensuite shower room.

To the front of the property is a well maintained front garden, driveway for one car and a garage. To the rear is generous sized south facing and private garden with lawn and patio areas perfect for soaking up the sun. Located within the popular area of Clifton Moor within easy reach of local amenities and convenient road links, this wonderful home is likely to appeal to a wide range of buyers and therefore early viewings is highly recommended.

- Detached House
- Recently Fitted Dining Kitchen
- Good Sized Lounge
- Master with Ensuite
- Ground Floor W/C
- Three Double Bedrooms
- Garage
- Driveway
- South Facing Rear Garden
- Local Amenities nearby

Travelling from the A1237 onto Clifton Moorgate. Turn right onto Oakdale Road, first right onto Rivelin Way, right onto Landalewood Road and first left onto Gillingwood Road. The property will be seen on the left hand side. Please note that there is not a for sale board at this property.

Clifton Moor situated off the A1237 giving ease of access for commuters to the A64, A59 and further road links. Clifton Moor offers a range of local shopping and leisure facilities to include the Vue Cinema, restaurants, bowling and a shops to include Tesco's and retail parks, dentists, doctors and more!

