



ROUNDHILL LINK, YORK YO30

£475,000

NORTH  
RESIDENTIAL

# An outstanding family home, with tasteful fixtures throughout, beautiful reception space, a generous garden, located within this convenient York location.

This is a beautiful and welcoming home with stunning family accommodation, which has had many tasteful upgrades and improvements. The property is about 1361sqft in total. It is perfectly enhanced for modern family living, being situated within a highly convenient location by Clifton Moor This is an accessible location, with easy access to the amenities of York, and the outer ring road.

This stunning family home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the many recreational amenities. The house benefits from impressive reception space and four bedrooms. This beautiful house is enhanced perfectly, equipping it for modern day living and making it ideal for family life.



**Tenure**  
Freehold

**Local Authority**  
City of York

**Council Tax Band**  
Band E

**EPC Rating**  
Band







## Property Description.

The generous entrance hall makes an immediate statement and provides a warm welcome, it flows nicely into all the reception rooms, through into the sitting room and dining kitchen, which adds to the sociable aspect of this home. The sitting room has a warm, and calming atmosphere where there is a lovely bay window and open gas fire. The dining area and family area to the rear offers excellent space and scope for relaxed and formal dining and further family living space. This runs the full width of the house and offers enormous flexibility and potential with how it could be configured with furniture. It benefits from having two sets of double full glass doors leading into the garden.

The kitchen has a range of attractive soft cream gloss wall and base units which complement the modern design of the house. Integrated appliances include a Smeg induction hob, fridge freezer, washing machine, dishwasher, oven and grill. The flooring was upgraded to porcelain tiles and a quartz worksurface. The central island provides a central focus to this entertaining space.

Views onto the south-east facing garden can be fully enjoyed from all parts of this room. This captures lovely natural light. The house has considerable strength with the size and volume of space.

The remaining ground floor accommodation includes a WC with modern white fittings and a heated towel rail, and understairs storage. The porcelain tiled floors runs into the WC, hall, kitchen, dining area and family area.





## Property Description.

The first floor offers equally impressive space. There are four bedrooms. The principal bedroom has an en-suite shower room benefitting from being fully tiled, having a heated towel rail, modern white fittings and a rainfall shower head. Bedrooms two, three, and four share the family bathroom which has modern white fittings, a bath and a separate walk-in shower with a rainfall shower head. There is a good-sized linen cupboard.

There is the benefit of double glazing throughout. This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home.

## Outside.

There is a single garage with an up and over door. There is a lawn and drive to the front. The south-east facing rear garden is fully enclosed, there is gated access to the side, a porcelain tiled patio by the two sets of double doors from the kitchen, top, well-maintained lawn and beautifully mature borders with shrubs providing a rich variety of texture and colour.









## Services.

Mains water, electricity and drainage are installed. Mains gas fired central heating. Mains wired smoke alarms. Superfast broadband is available.

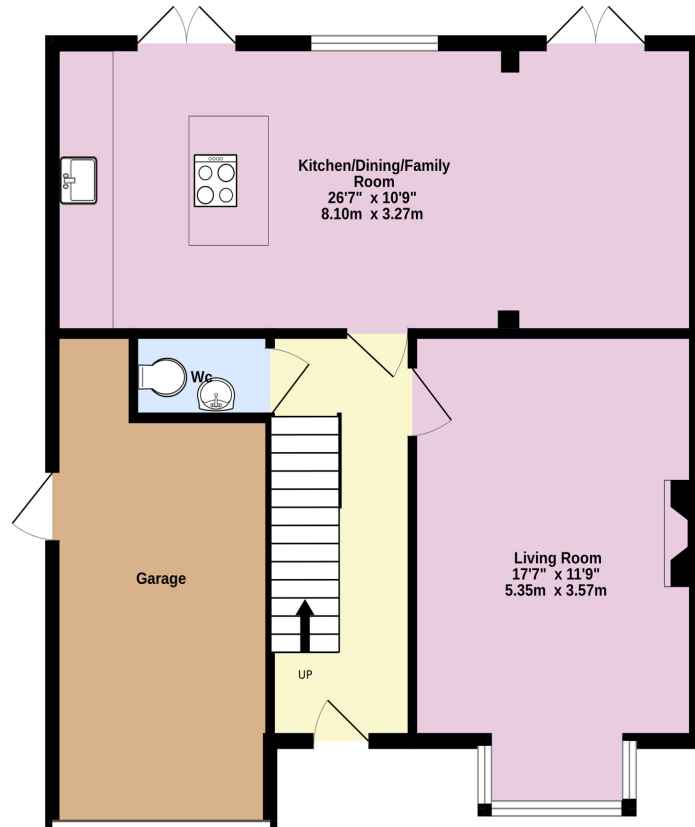
## Directions.

Postcode – YO30 4UN

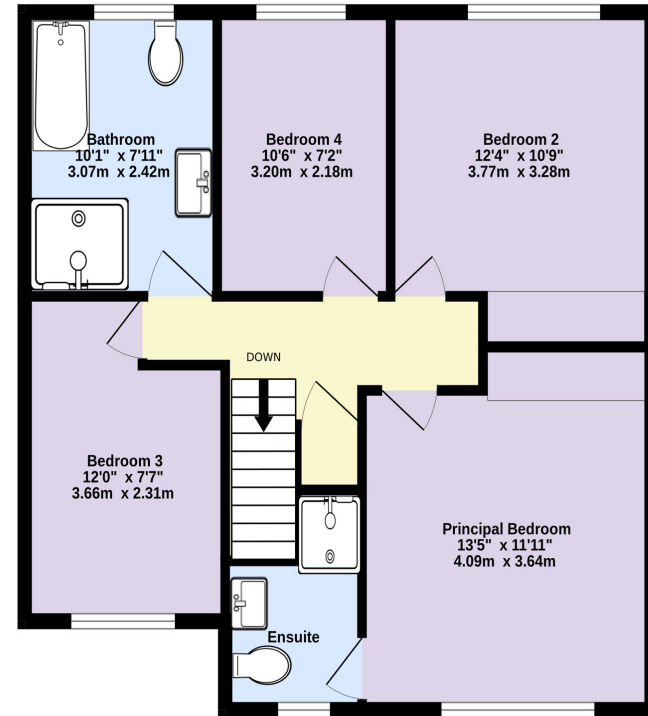
For a precise location, please use the What3words App///accent.causes.when



GROUND FLOOR  
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated January 2025. Photographs and videos dated January 2025.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

