

LANCASTER
SAMMS

14 Lundy Close, York

York

Guide Price £269,500





Built by Persimmon Homes and offered with the convenience of no forward chain, this property is a modern, well-presented two double bedroomed, semi-detached house in a quiet cul-de-sac and is arguably one of the best of its kind. It's in superb condition and benefits include a garage & driveway. Ideal for first time buyers and investors alike.

The ground floor comprises of an entrance vestibule which leads to the good size lounge and modern breakfast kitchen beyond. The kitchen is fitted with a range modern matching wall and base units. Appliances include induction hob with extractor over, electric oven, fridge freezer and washing machine. There is also ample space for a table and chairs. Through sliding patio doors is a conservatory, adding valuable square footage.

On the first floor there are two double bedrooms and a modern family, fully tiled shower room. The property is double glazed throughout and has gas central heating.

Externally to the front elevation is a small paved garden with a long driveway providing off street parking for two or three cars, and leads to a brick-built garage with up & over door, power & light. At the rear is a small low maintenance paved garden with a westerly aspect, perfect for enjoying sunny afternoons and evenings.

LOCATION

Lundy Close is located in the popular area of Clifton/Rawcliffe, approximately two miles from the city centre. Public transport links into the city are excellent and there are amenities on hand which include a Doctors Surgery and an Aldi supermarket. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. The Homestead Park and York Sports Club are also located close by. The catchment Primary and Secondary Schools are both rated Good by Ofsted.

DIRECTIONS

Leaving the city centre via Bootham, continue onto Clifton Green. At the traffic lights take the right hand lane and turn into Water Lane. Continue straight at the first roundabout and then at the second roundabout turn right onto Tamworth Road. Take the first left into Arlington Road, then left again into Lundy Close where No 7 can be found ahead and slightly left.

COUNCIL TAX

City of York Council Tax Band C - £1919.05 for 2025/2026

EPC Rating: D

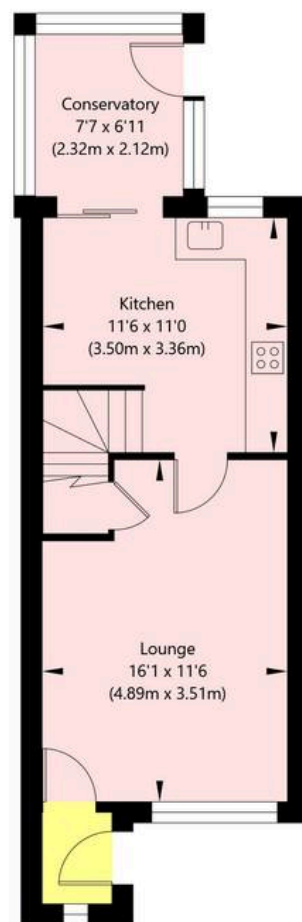




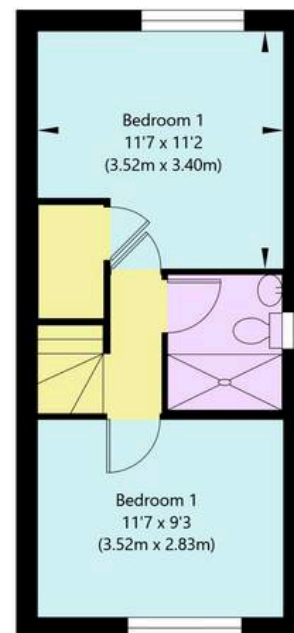




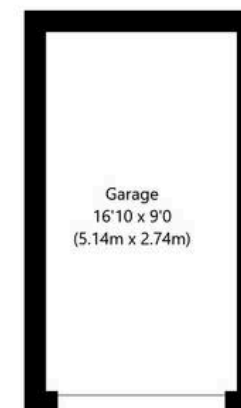
Lundy Close, Rawcliffe, York, YO30 5GQ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 390 SQ FT / 36.24 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 317 SQ FT / 29.44 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 859 SQ FT / 79.76 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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