



Ings Way
York
YO30 6NU

£290,000



Located in the popular residential area of Rawcliffe, this beautifully maintained two-bedroom semi-detached home occupies a peaceful position within a quiet cul-de-sac. Thoughtfully updated and improved by the current owners, including a new roof, new kitchen, boiler, fencing, patio and driveway, the property offers a wonderful combination of character, charm and modern practicality, making it a truly turnkey home with excellent future-proofing.

The bright and welcoming living room is positioned to the front of the property, with a bay window allowing natural light to flood the space. Traditional internal doors add a lovely sense of character, complementing the more contemporary improvements made throughout the home. The heart of the property is the beautifully designed kitchen and dining space. The new kitchen has been carefully planned to provide an excellent range of storage and worktop space, together with room for a dining table, creating a sociable and practical setting for everyday life and entertaining.

Upstairs, the substantial primary bedroom is positioned to the front and is an exceptionally bright and versatile space. A striking floor-to-ceiling feature wardrobe provides excellent storage, while there is still plenty of room for a desk and dressing table. The second bedroom is also well proportioned and benefits from useful storage. The contemporary bathroom completes the first floor, with shower over the bath.

Outside, the property continues to impress. The rear garden feels like a peaceful retreat, with established borders, a lovely patio and lawn, creating a wonderful setting for relaxing, entertaining and alfresco dining. A shed and further outbuildings provide useful additional storage. To the front, the recently laid driveway provides parking for multiple vehicles, while the quiet cul-de-sac setting adds to the appeal.





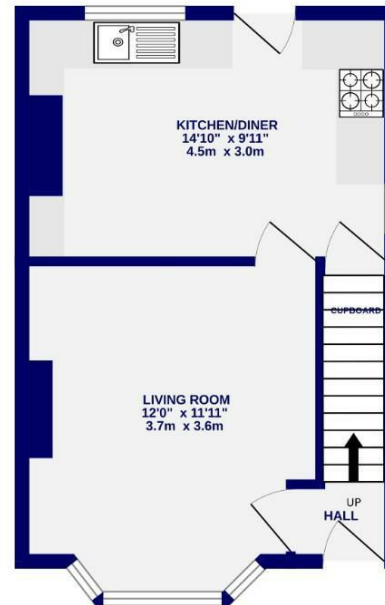
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Freehold
Council Tax Band - B

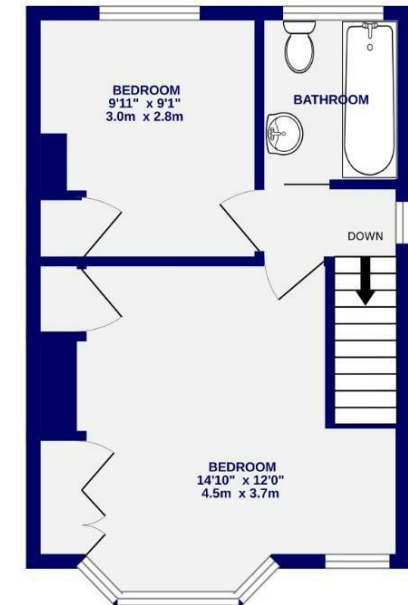
- Quiet Cul-De-Sac Position
- Beautifully Updated And Turnkey
- Peaceful Established Rear Garden
- Two Bedroom Semi-Detached Home
- New Kitchen And Boiler
- Bright Bay-Fronted Living Room
- Substantial Primary Bedroom
- New Driveway, Patio And Fencing
- Multiple Vehicle Parking
- EPC D

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GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.
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