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## 17 Didsbury Close , York, YO30 5NJ

A charming four-bedroom semi-detached home located on Didsbury Close in the sought-after area of Rawcliffe, York. This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with family.

As you step inside, you'll find a well-designed layout with three reception rooms that offer versatility, allowing you to create different spaces to suit your lifestyle - whether it's a formal sitting/dining room, a home office, or a playroom for the little ones. To complete the ground floor is a utility room and w/c. Upstairs, you'll discover four inviting bedrooms, including a master bedroom with its own en-suite bathroom for added convenience. The family bathroom ensures that there's never a queue during the morning rush. Externally, there is a private rear garden with access to a garage and off street parking.

Overlooking Rawcliffe Pavilion and the playground, this wonderful home is a great base for families seeking convenience and accessibility to a range of amenities. This popular location offers not just a home, but a

**£390,000**

# 17 Didsbury Close

, York, YO30 5NJ



- Semi-Detached Home in Rawcliffe
- Three Reception Rooms
- Four Bedrooms
- Garage & Parking
- Two Bathrooms
- Private Rear Garden

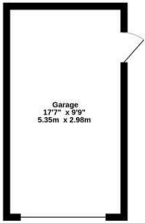


[Directions](#)

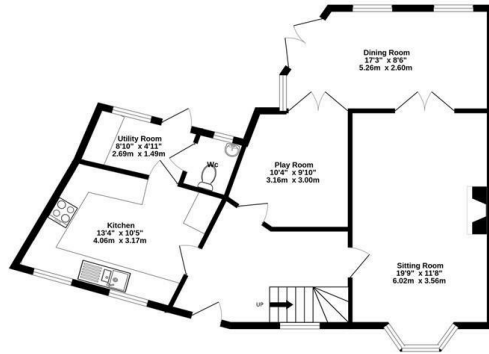


# Floor Plan

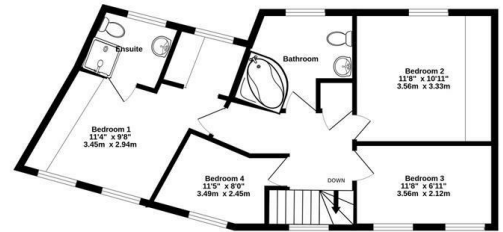
GARAGE  
17'7" x 9'9"  
5.35m x 2.95m approx.



GROUND FLOOR  
729'14" x 26'8" (222.41m x 8.08m) approx.



1ST FLOOR  
800'x26" (244.01m x 8.08m) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		79	87
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	