



Rishworth Grove, York £325,000

A good-sized and well presented semi-detached home benefiting from a lawned garden to the rear, ample off street parking and detached garage and having wonderful views to the rear of Rawcliffe Lake in this popular location.



A uPVC door to the front elevation allows access into the entrance porch which leads through into the hallway.

Located off the hallway is the open plan living/dining room which is dual aspect in design with a uPVC window to the front elevation and French doors to the rear allowing for a light, airy feel.

The kitchen is located to the rear of the property and has a combination of base and wall units for storage as well as an understairs cupboard. There are laminate, timber-effect preparation surfaces which incorporate a steel sink with drying area and a number of integrated appliances including oven, fridge, microwave and 2 ring gas hob. There is also space for a washing machine.



To the first floor are two double bedrooms and a single. Bedroom one enjoys lovely views over Rawcliffe Lake and also benefits from built-in wardrobes. Bedroom three also has fitted storage.

The house bathroom is fully tiled and comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin with mixer tap.

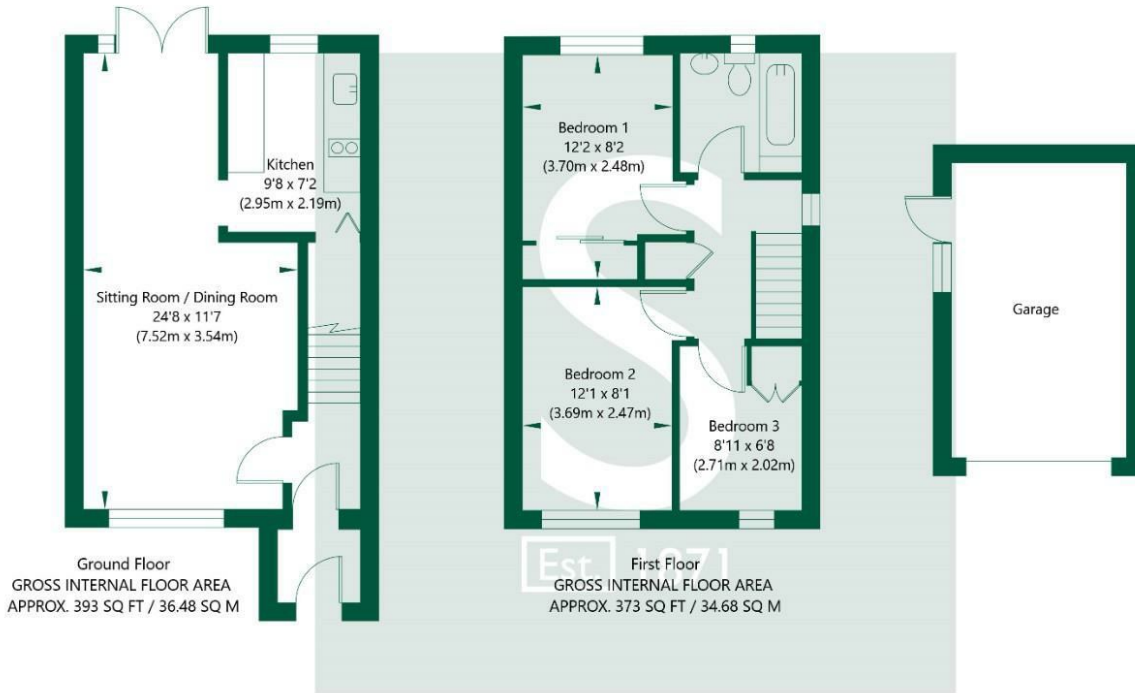


To the outside the property has a west facing rear garden which has both lawned and stone flagged areas. There is also ample off-street parking to the side and front of the property and a detached brick built garage with water tap and electric connected.

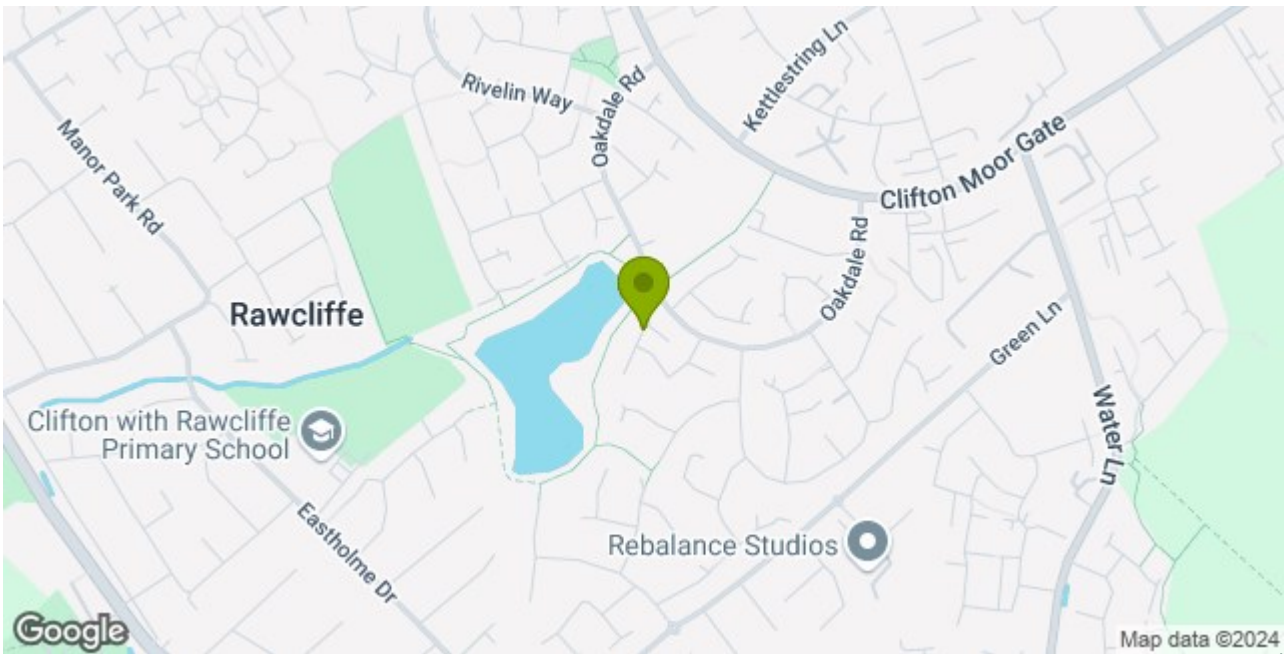
It is therefore, as agents, that we strongly recommend an internal inspection.



Rishworth Grove, York, YO30 4XS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 766 SQ FT / 71.16 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

