



## Rawcliffe Lane, York, YO30 5QB

- STUNNING GARDEN
- APPROXIMATELY A MILE TO CITY WALLS
- OPEN PLAN LIVING KITCHEN DINER
- EPC RATING C
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- TWO BATHROOMS
- COUNCIL TAX BAND D

**£675,000**



# Rawcliffe Lane, York, YO30 5QB

## DESCRIPTION

A beautifully presented and extended, four bedroom semi-detached home with a fabulous garden.

Upon entering the property you have a porch leading through to the entrance hall with stairs leading to the first floor.

The lounge is found to the front of the property and is filled with natural light through the bay window, a feature fireplace creates a focal point to the room.

To the rear of the ground floor is the stunning, kitchen living dining area. Set out in a 'U-Shape' the space offers open plan living but also allowing a feeling of separation if desired. French doors provide views down the garden and sky lights fill the room with light.

The kitchen area has a range of base and wall units as well as space and plumbing for appliances.

Off the living space you have a rear porch which leads through to a large store with skylights.

The ground floor is completed by a shower room with sink, W.C and walk in shower cubicle.

To the first floor you have three bedrooms and the family bathroom with sink, W.C and corner bath with electric shower over.

The second floor has been converted to create a further bedroom which is currently used as a home working space.

Externally the property has a substantial, beautifully maintained garden. The garden offers a significant amount of privacy and enjoys a variety of trees, various planted areas and a productive vegetable patch as well as various seating areas.

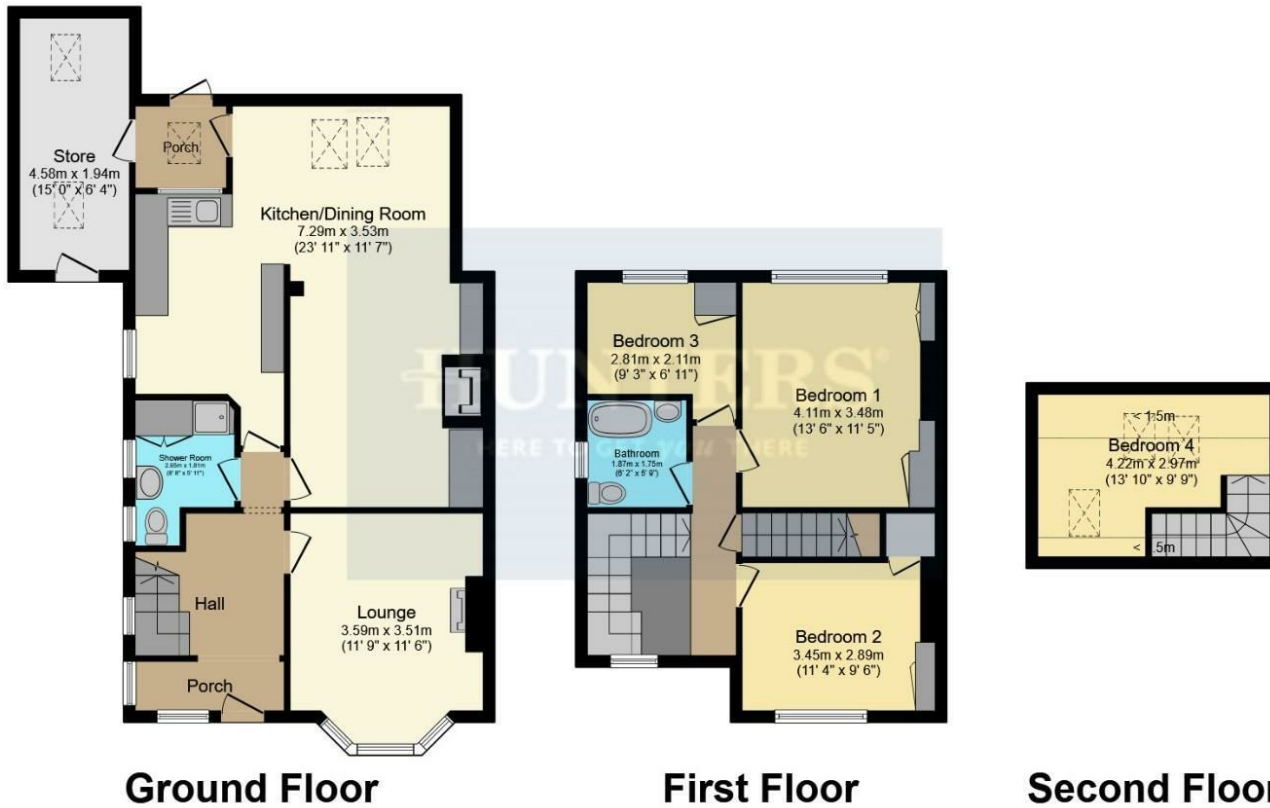
To the front of the property you have a driveway providing off street parking for multiple vehicles.

Rawcliffe Lane is located approximately a mile from York's historic city walls providing excellent access to the wealth of amenities York has to offer whilst also being well placed for access to Clifton Moor retail park, the outer ring road and excellent schooling.

Viewing of this property is highly recommended.







**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 132.0 m<sup>2</sup> (1,420 sq.ft.) approx  
 Restricted height 4.9 m<sup>2</sup> (52 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Viewings**

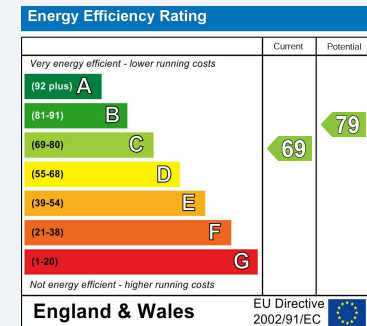
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
 Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

