



Rawcliffe Croft, York Offers Over £300,000

A wonderfully looked after home providing spacious living accommodation and well-maintained rear garden, with superb potential to modernise throughout. In the ever popular area of Rawcliffe, this property is a brilliant family home and well-suited to first time buyers, families and professionals.



This lovely property has been lovingly cared for and maintained and is ready for a buyer to make their own stamp on what is a wonderful family home.

The front porch, accessed through a solid wood door with glass panels either side, provides a lovely entrance into the home with further wood doors leading in turn to the garage and the entrance hall.

A spacious and welcoming entrance hall is immediately through the front door and leads into the ground floor accommodation as well as the staircase leading up to the first floor.

To the front elevation of the property is the principal reception room which offers well-proportioned living space and benefits from having a feature fireplace and bow window, allowing for plentiful natural light flow. Currently used as a dining area, this is a versatile space and lovely living area. Glass-paned sliding doors open into a further reception room to the rear elevation of the property. Similarly being a generous sized room with a good amount of natural light, this is another great living area which is perfect for spending time with family and friends.

The property's kitchen is found to the rear and comprises a range of wooden wall and base units with laminate worktops and tiled splashback. A boxed bay window, looking out to the garden, houses the stainless-steel sink with mixer tap over. A four-ring gas stove and an oven and grill complete the appliances fitted in the kitchen. Adding huge benefit and practicality to the kitchen is a pantry, which provides further storage space. A glass-paned wooden door leads from the kitchen into the garage, then leading into the property's enclosed rear garden.



To the first floor of this lovely family home are two double bedrooms and a further smaller bedroom, which would alternately lend itself to a convenient home office or nursery. The front double bedroom benefits from a bow window looking onto the street, where the rear double bedroom has the added benefit of fitted sliding-door wardrobes.

A recently adapted wet room boasts a walk-in shower with handheld mains shower over and a pedestal hand wash basin, as well as having a useful airing cupboard with additional storage. Also found on the first floor is a separate room with low flush WC.

Externally, the property offers a paved front providing ample off-street parking, further to the attached tandem garage with power and light.

To the rear is an enclosed and well-maintained garden with patio immediately outside of the property and two beds which are well-stocked with mature shrubs and plants.



Situated in the popular area of Rawcliffe, the property has great transport links into York City Centre and further afield. Close to many local amenities, including schools, the thriving Clifton Moor shopping park and Rawcliffe Park, the house is very well-located for families.

Tenure: Freehold

Services: All Mains Services Connected

EPC Rating: TBC

Council Tax: City of York- C

Viewings: Strictly via the selling agent 01904 625533



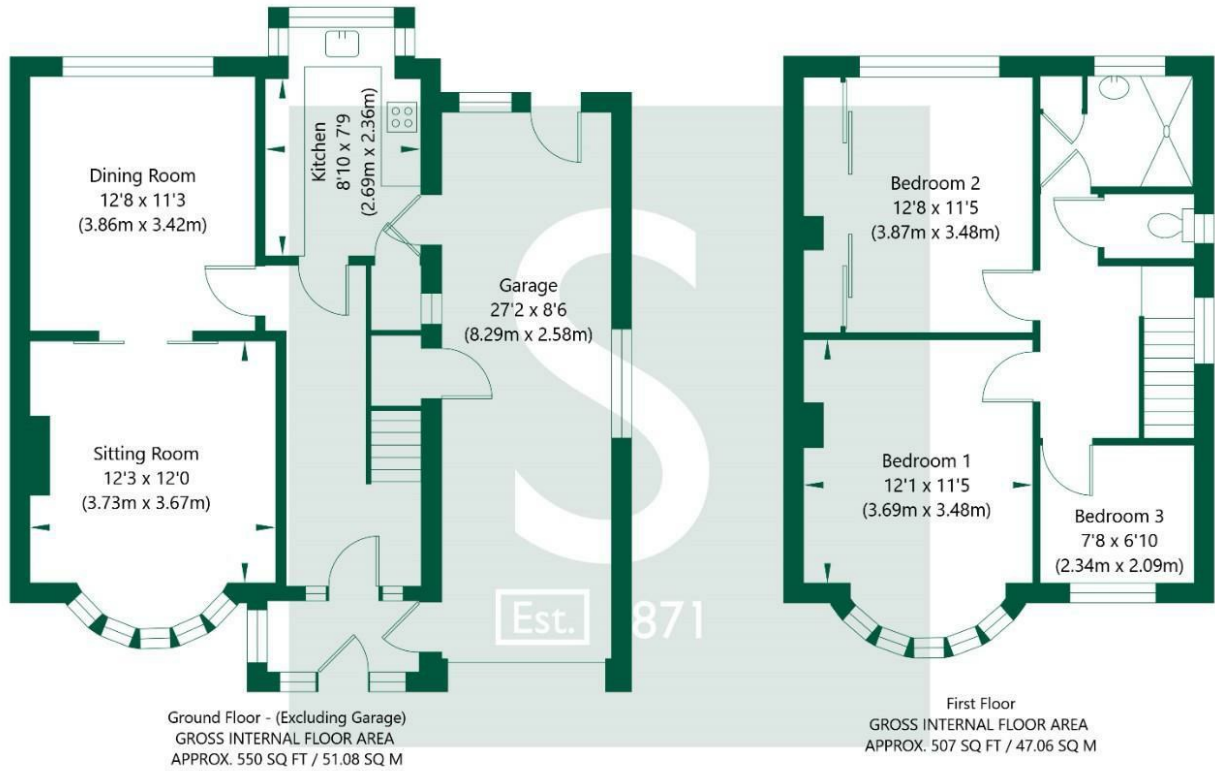
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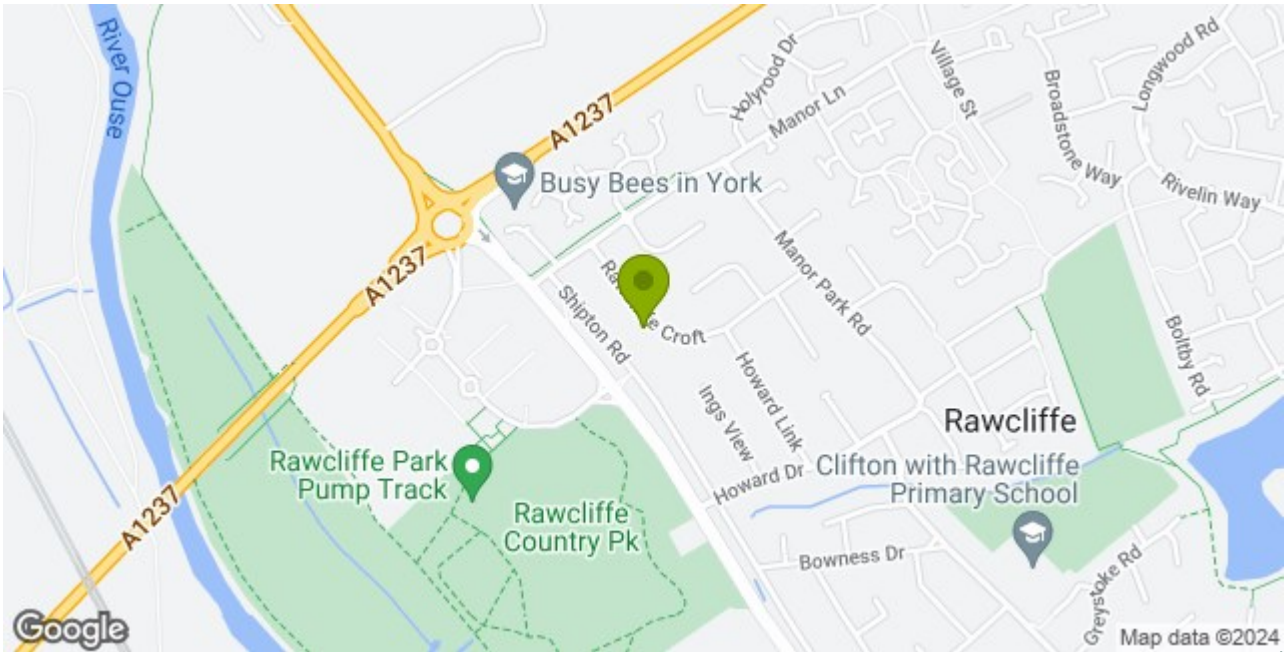
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All measurements and fixtures including doors and windows are approximate and should be independently verified.
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