



Rishworth Grove, Clifton Moor, York £250,000

Nestled in a quiet cul-de-sac in the highly sought-after area of Clifton Moor, this charming two-bedroom semi-detached bungalow offers well kept two bedroom accommodation with a lovely backdrop onto the picturesque Rawcliffe Lake.



The property enjoys a spacious and inviting sitting room, with feature fireplace perfect for relaxation and entertaining guests. The well-appointed kitchen is equipped with modern appliances, plenty of storage along with fitted preparation worktops.



Both bedrooms are comfortable and bright, with the main bedroom benefitting from fitted bedroom furniture and views through the rear conservatory on to the garden. A shower room presents a good sized walk-in shower with modern hand wash basin and w/c set with a vanity surround with uPVC window allowing natural light.



A delightful conservatory adds an additional living space, ideal for enjoying views of the garden and lake throughout the year. The property boasts beautifully maintained mature gardens, creating a tranquil outside space with mature fruit trees and planted beds. In addition off-street parking can be found upon a driveway with car port leading to a detached garage.

Situated in a peaceful and friendly neighborhood, this bungalow offers a safe and quiet environment. It is also close to local amenities, including shops, schools, and transport links. This property is perfect for those seeking first time buyers or those looking to downsize to more manageable accommodation.

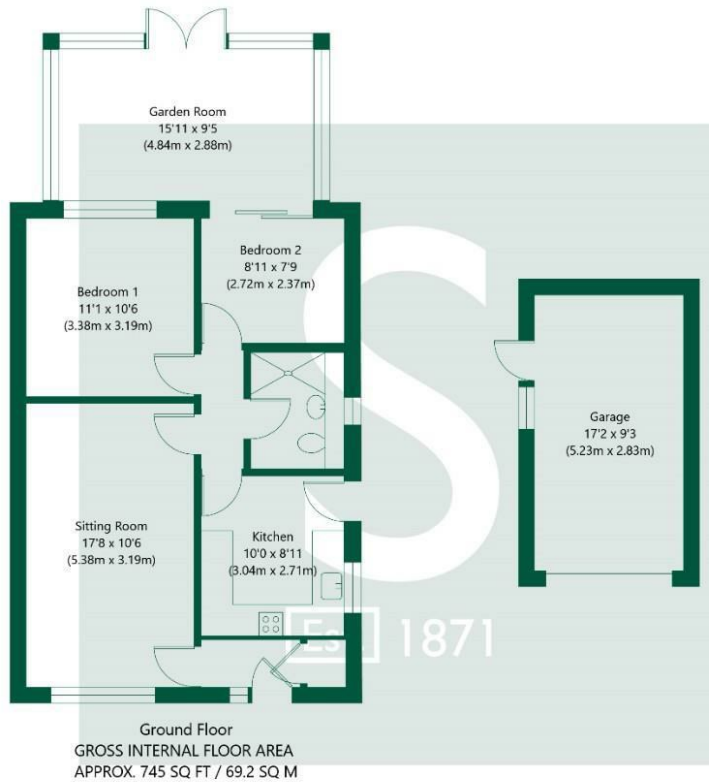


Tenure: Freehold
Services: All mains services connected
EPC Rating: TBC
Council Tax: C - York
Viewings: Strictly via the selling agent 01904 625533

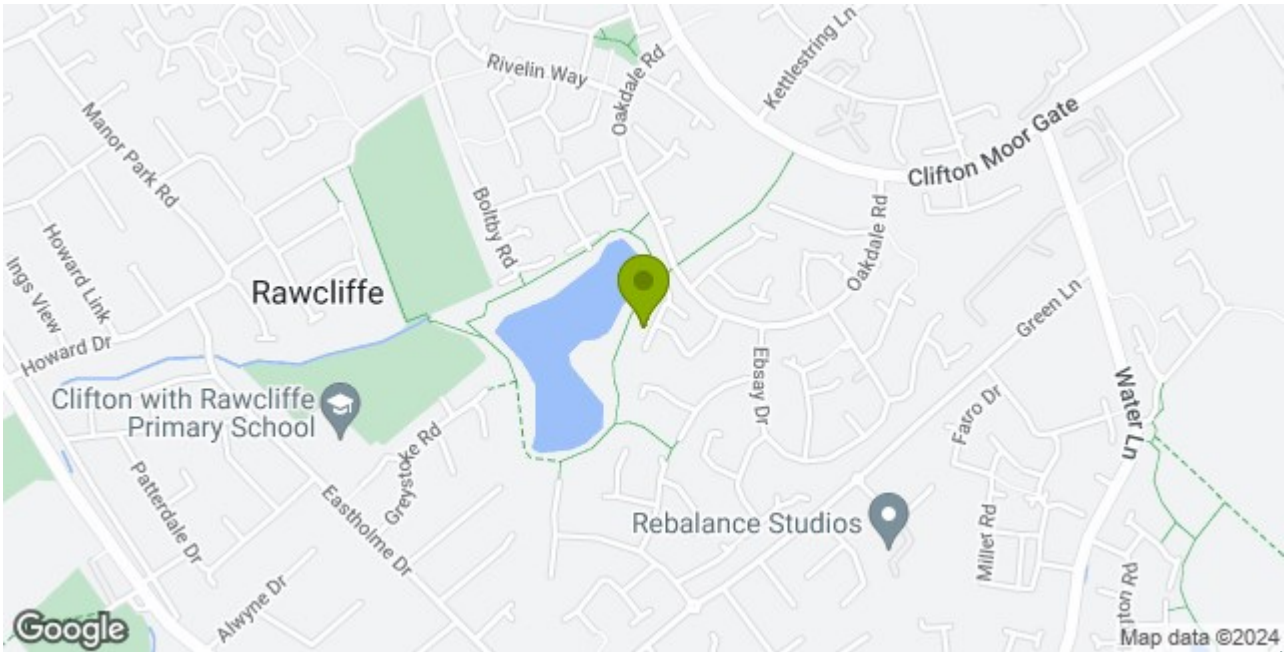
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Rishworth Grove, York, YO30 4XS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 745 SQ FT / 69.2 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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