



## Rainsborough Way York £230,000

Situated in the popular Clifton area of York, this modern end-of-terrace home offers excellent access to local shops, supermarkets and cafes, as well as regular bus services into the city centre and convenient road links to the wider region. With a practical layout, two double bedrooms, private parking for 2 cars and a rear garden, it makes an attractive choice for first-time buyers and investors alike.



The accommodation is arranged across two floors, beginning with a welcoming hallway that leads to the kitchen at the front of the property, fitted with a range of units and space for appliances. To the rear, the sitting/dining room is filled with natural light and enjoys French doors opening onto the garden, creating a bright and sociable space for relaxing or entertaining. A ground floor w/c completes the layout on this level.

Upstairs, a central landing gives access to two well-proportioned double bedrooms, along with a house bathroom fitted with a three-piece suite.

Externally, the rear garden offers a private outdoor space with scope for landscaping or to be maintained as a low-maintenance retreat. To the front are two private parking spaces, adding to the home's convenience.

With its combination of a practical interior, private garden and excellent location close to both York city centre and local amenities, this home presents a superb opportunity for a wide range of buyers.

### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D

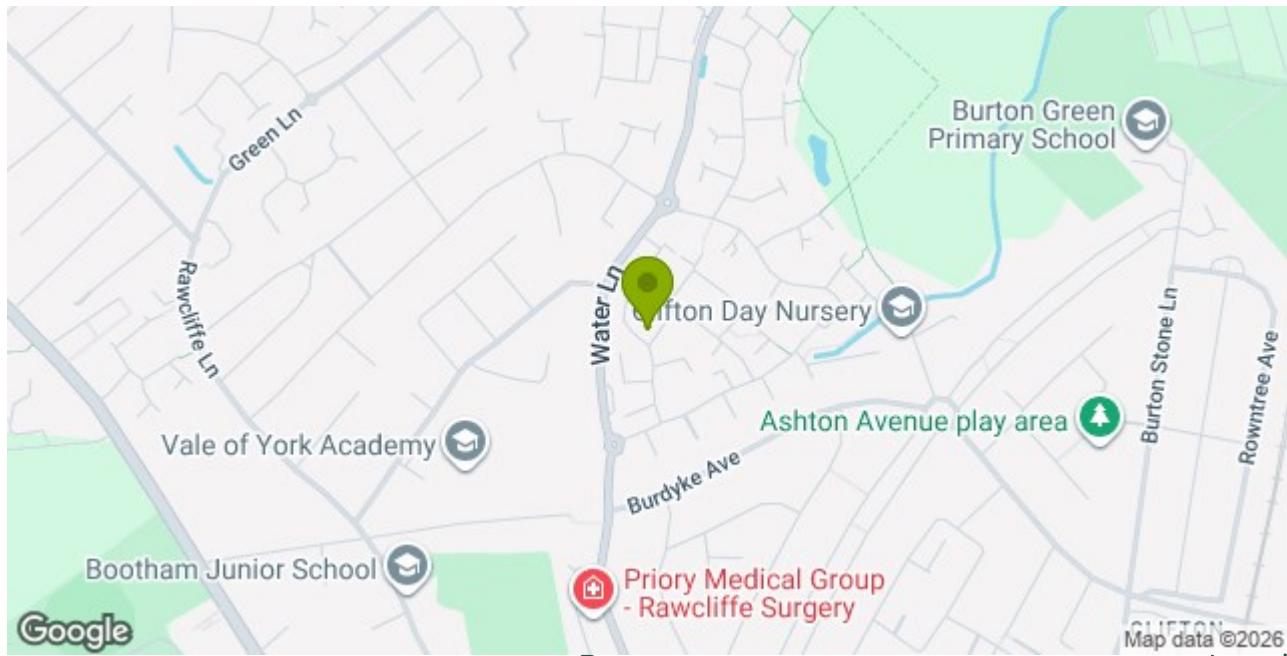
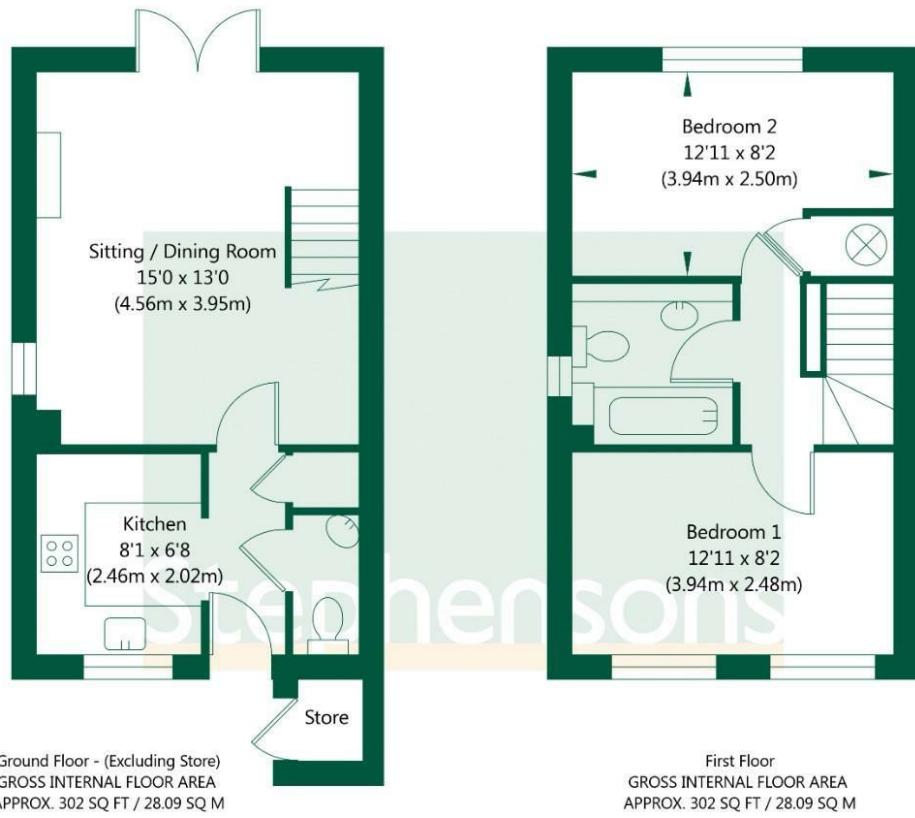
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.





Stephensons

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