



**Highgrove Close, YORK YO30 5WQ**



**welcome to**

**Highgrove Close, YORK**

A beautifully presented, three bedroom home situated within a quiet cul-de-sac, in the sought after, residential area of Rawcliffe. Located a short distance to Clifton Moor which offers a choice of shops and amenities, as well as providing great access in to the city centre.



### **Entrance Hall**

The entry hall to the home has a radiator, a window to the side, the stairs up to the first floor and Karndean flooring.

### **Cloakroom**

A ground floor cloakroom with a w.c, a wash hand basin, a radiator, a window to the front and Karndean flooring.

### **Lounge**

17' 10" into bay x 12' 8" into recess ( 5.44m into bay x 3.86m into recess )

A great size lounge with carpeted floors, a gas fireplace, a radiator, a window to the front and an understairs storage cupboard.

### **Dining Kitchen**

15' 10" x 9' 2" ( 4.83m x 2.79m )

A modern dining kitchen with wall/base units, a gas hob, an oven, a cooker hood, an integrated dishwasher, an integrated microwave, a radiator, plumbing for a washing machine, a window to the rear, a door to the conservatory and Karndean flooring.

### **Conservatory**

12' 1" x 9' 8" ( 3.68m x 2.95m )

The conservatory has tiled flooring, a radiator and French doors on to the rear garden.

### **Landing**

A carpeted landing, with an airing cupboard which holds the hot water tank and the loft access.

### **Bedroom One**

12' 10" x 9' ( 3.91m x 2.74m )

The first double bedroom has carpeted floors, a window looking over the front of the home, a radiator and built in wardrobes.

### **Bedroom Two**

9' 10" x 9' 9" into recess ( 3.00m x 2.97m into recess )

The second double bedroom has laminate flooring, a radiator and a window looking over the rear of the

home.

### **Bedroom Three**

9' 8" into recess x 6' 6" ( 2.95m into recess x 1.98m )

The third bedroom is a single size, with carpeted floors, a radiator, built in storage and a window to the front of the home.

### **Bathroom**

The family bathroom has a w.c, a wash hand basin, a shower over the bath tub, an extractor fan, a radiator and tiled flooring throughout.

### **Exterior**

The front of the home is beautifully presented, with a lawn garden, a rockery area, a driveway and the garage. Around to the rear of the home there is a lovely, low maintenance, patio garden with gated access with wall and fence to surround.

### **Garage**

18' 7" x 8' 11" into recess ( 5.66m x 2.72m into recess )

The garage has up + over doors, a door to the garage, power, lighting and a Worcester boiler which was fitted in 2022.



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## Highgrove Close, YORK

- A BEAUTIFULLY PRESENTED, THREE BEDROOM HOME
- CUL-DE-SAC LOCATION
- SPACIOUS INTERIORS
- IMMACULATELY MAINTAINED, SOUTH FACING GARDENS
- SOUGHT AFTER LOCATION WITH GREAT ACCESS LINKS

Tenure: Freehold EPC Rating: C

# £350,000



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YOR108587 - 0003

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