



5 Eccles Close Rawcliffe
York, YO30 5XJ

Guide Price £325,000

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A superb three-storey three bedroom mid townhouse located within the ring road, in the popular area of Rawcliffe close to Clifton Park retail park as well as York's Park and Ride, nearby parks and schools.

Arranged over three floors with the ground floor currently laid out as a self-contained unit which could be used as separate rental income. The well arranged living accommodation comprises; entrance hallway, ground floor shower room, kitchenette/utility room, sitting room through to bedroom, first floor landing, large L-shaped sitting/dining room, fitted kitchen, second floor landing, master bedroom with three piece shower room, second double bedroom with fitted storage and three piece bathroom.

To the outside is front driveway providing off street parking and the potential for electric car charging, attached bike store, rear patio and lawned garden with timber fenced boundary and gate to rear.

An internal viewing of this impressive property is strongly recommended.

Entrance Hallway

Composite entrance door, radiator, tiled flooring, power points, fitted cupboard housing washing machine

Kitchenette/Utility Room

Door to patio, wall and base units, counter top, stainless sink with mixer tap, space for appliances, tiled flooring, power points

Bedroom 3

9'4" x 8'4" (2.84m x 2.54m)

Window to rear, fitted wardrobes, single panelled radiator, power points, carpets

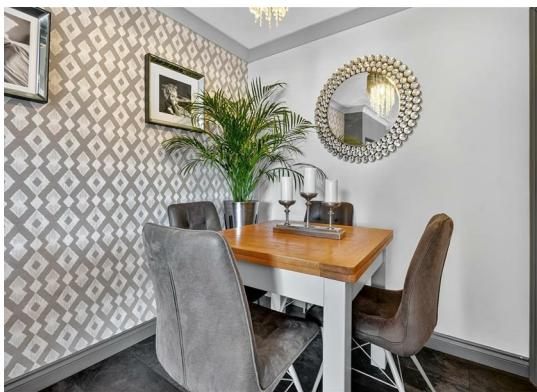
Sitting Area

12'2" x 7'8" (3.71m x 2.34m)

Double radiator, laminate flooring, television point, power

Shower Room

Walk in shower cubicle, low level w.c., wash hand basin, single panelled radiator, extractor fan, vinyl flooring,





First Floor Landing

Window to front, single panelled radiator, carpet and power points

Lounge/Dining Room

16'10" x 14'3" (5.13m x 4.34m)
uPVC window to rear, double and single panelled radiators, television point, power points, carpet and vinyl floor area, storage cupboard

Kitchen

8'8" x 8'2" (2.64m x 2.49m)
uPVC window to front, fitted wall and base units with one and a half sink with mixer tap, built in dishwasher, integrated oven and hob, power points, underfloor heating with laminate flooring

Second Floor Landing

Carpeted floor, power points, loft access

Master Bedroom

12'8" x 8'10" (3.86m x 2.69m)
Window to rear, single panelled radiator, fitted wardrobes, carpet, power points

En-suite Shower Room

Velux window, walk-in shower cubicle, low level w.c., wash hand basin, part-tiled walls, shaver point and extractor fan,

Bedroom 2

14'4" x 11'4" (4.37m x 3.45m)
Window to front, two storage cupboards, single panelled radiator, carpets and power points

House Bathroom

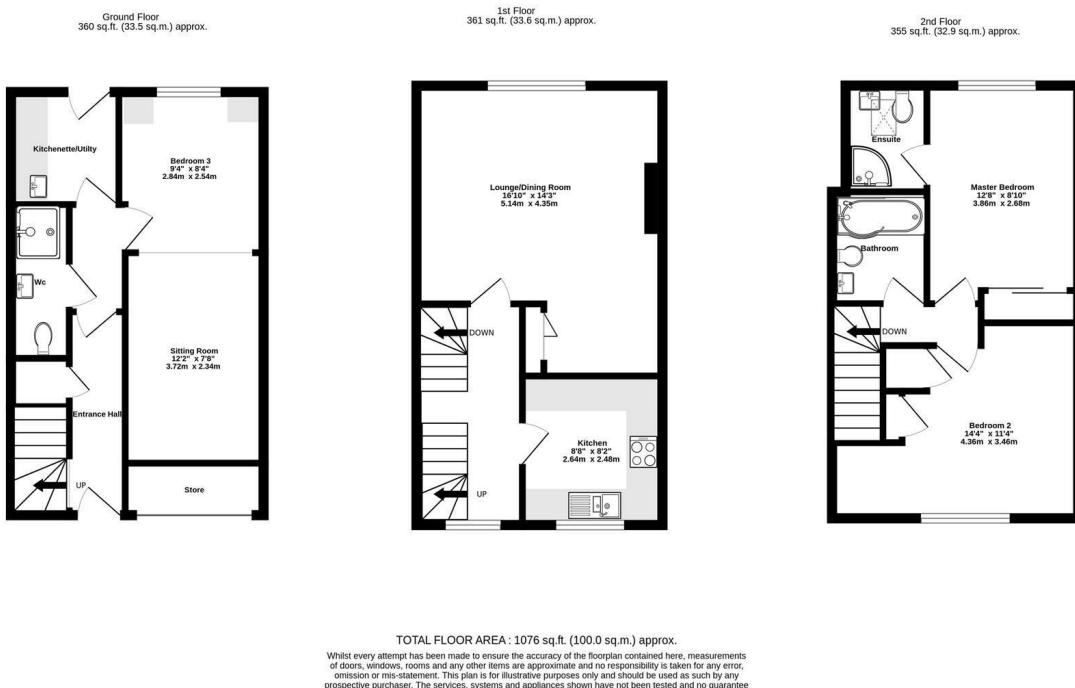
P-shaped panelled bath, with mixer shower head over, underfloor heating, column radiator, wash hand basin, low level w.c., recessed spotlights, extractor fan, shaver point, tiled walls and floor

Outside

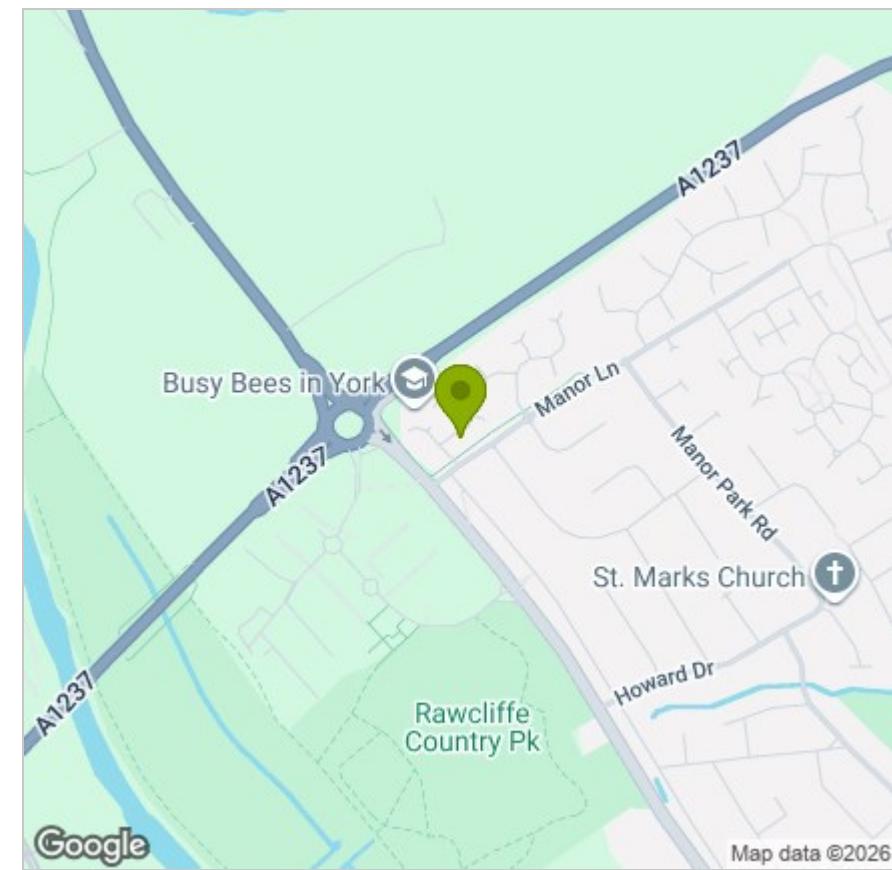
Front driveway with integral bike store, rear patio, timber fenced boundary, lawn, storage shed, gate to rear



FLOOR PLAN



LOCATION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC

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