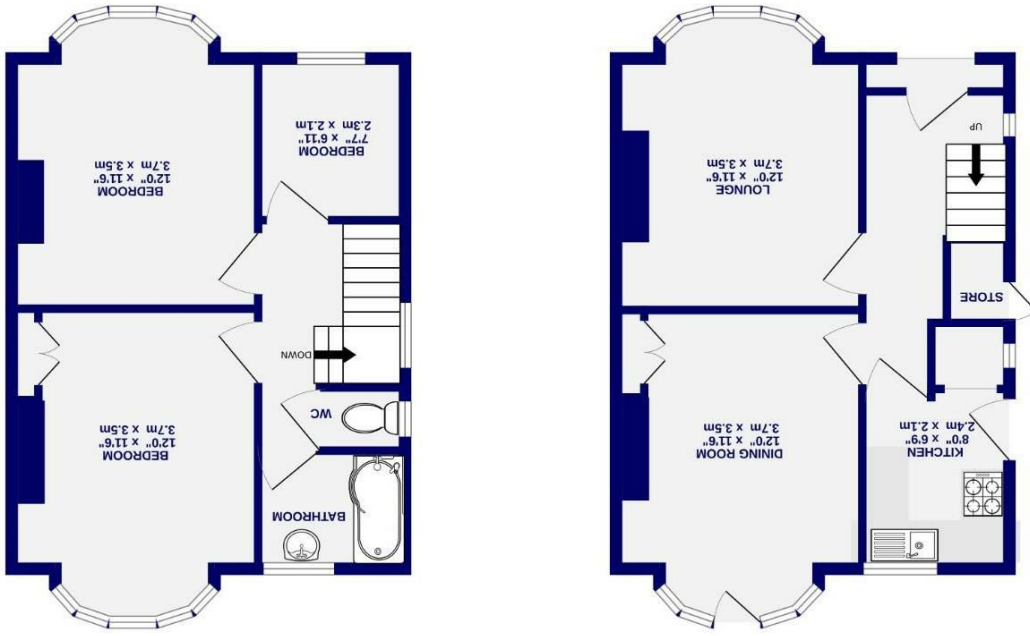


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC D
- No Onward Chain
- Sought After Location
- Front & Rear Garden
- Driveway & Garage
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Rawcliffe Drive Rawcliffe, York YO30 6PE



1ST FLOOR
455 sq. ft. (42.3 sq.m.) approx.

GROUND FLOOR
453 sq. ft. (42.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised to take the measurements and floor plan of the overall property and compare them with the floorplans. The floorplans are not intended to be used as a guide to the layout of the property and are not intended to be used as a guide to the layout of the property. Measurements shown have not been measured and no guarantee is given as to their accuracy. Measurements shown have not been measured and no guarantee is given as to their accuracy.



Rawcliffe Drive
Rawcliffe, York
YO30 6PE

Offers Over £300,000



This spacious three-bedroom family home is nestled in the highly sought-after Rawcliffe area, less than two miles from York city centre and just a mile from Clifton Moor retail park. Featuring bay windows at both the front and rear, the property offers two reception rooms, adding to its allure and functionality.

Situated within the coveted Rawcliffe neighbourhood, this bay-fronted family residence exudes charm and character. Welcomed by a traditional arched front entrance adorned with original stained glass, the property opens into a welcoming entrance hall. The lounge boasts stained glass double glazing to the bay window, while the generously sized dining room features a bay window and offers access to the garden through a convenient door. The fitted kitchen is equipped with an integrated oven, catering to modern culinary needs.

The accommodation further comprises a double bedroom with a bay window to the front, another double bedroom with a bay window overlooking the rear, and a single-sized third bedroom. Additionally, there's a separate toilet and a house bathroom, ensuring practicality and convenience for the family.

Externally, the property is enhanced by a walled lawn garden and a paved driveway leading to the garage. A delightful south-east facing garden at the rear adds to the outdoor appeal, providing a serene retreat.

Rawcliffe Drive enjoys a convenient location approximately a 10-minute drive from the city centre, with Clifton Moor Retail Park just a mile away, offering an array of shops, leisure facilities, and dining options. Excellent public transport links to the city centre and easy access to the outer ring road further enhance connectivity, making this property an ideal family home in a desirable location.

Council Tax Band- C

