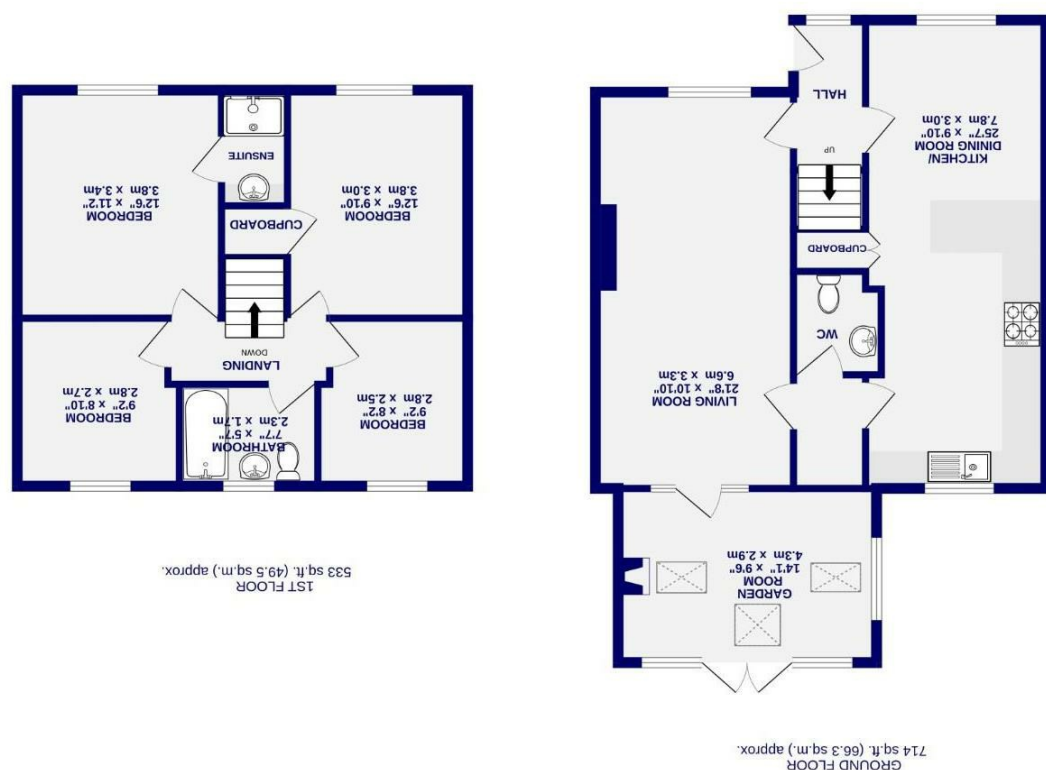


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- EPC - C
- Beautifully Modernised
- End Of Cul De Sac Location
- Double Garage & Driveway
- Two Bathrooms
- Four Bedrooms
- Detached House

Freehold
Council Tax Band - D

Leighton Croft
Rawcliffe, York
YO30 5ZQ



Leighton Croft
Rawcliffe, York
YO30 5ZQ

£450,000



This impressive four-bedroom, double-fronted detached family home in Rawcliffe has been fully modernized to offer a spacious and inviting living environment.

Located in the desirable suburb of Rawcliffe, Leighton Croft offers convenient access to a range of amenities, including local shops, pubs, and post office facilities. Nearby attractions such as Rawcliffe Lake and Clifton Moor Retail and Leisure Park provide ample leisure opportunities, while scenic spots like Clifton Ings and Homestead Park offer tranquil retreats.

To the ground floor, an entrance hallway leads into the expansive dual-aspect living room, featuring a living flame gas fire and Italian marble surround. Through double doors at the rear, discover a charming garden room with a log burner, providing extra living space and a cosy retreat during the winter months. The kitchen and dining room have been seamlessly combined to create a fantastic area for family gatherings and entertaining. Integrated appliances, including an electric double oven, gas hob, and fridge, are complemented by ample space for a dishwasher, washing machine, and a large dining table. An inner lobby provides additional storage space and leads to a convenient cloakroom/WC, completing the ground floor accommodation.

Upstairs, the main bedroom boasts an en-suite shower room and a generously sized wardrobe, while three further bedrooms are served by a modern house bathroom.

Externally, the property features a lawned front garden and a shared driveway leading to a double garage with power and light. The south-facing rear garden, accessed from the garden room, offers a private oasis with a lawn and patio area.

In summary, this property presents an exceptional opportunity for family living in a sought-after location.

Council Tax Band- D

