



Kensington Road  
Rawcliffe, York  
YO30 5XG

Offers Over £375,000



Located in the popular residential area of Rawcliffe, which is positioned to the west of York, is this spacious and improved detached house. Set on a generous plot, this property offers ample parking, a garage and a convenient purpose built home office, ideal for any working professionals. Well presented throughout, this property is ready to move into and should not be missed.

Rawcliffe benefits from a range of local amenities, including various supermarkets, convenience stores and eateries and is perfectly placed to benefit from Rawcliffe Bar Park & Ride and for access into the Ring Road for travel further afield.

Internally the property offers an entrance vestibule with the benefit of a cloakroom/w.c. Beyond is the spacious living room which benefits from a large window to the front allowing light to flood through. To the rear of the property is the well equipped kitchen with stylish fitted units and contemporary worktops. Providing plenty of storage through an array of wall and base units, this kitchen also houses some integrated appliances yet offers space for additional freestanding whitegoods. Over time the garage has been part converted into a second reception room providing further accommodation and a storage space.

On the first floor is a spacious landing, two double bedrooms and a smaller third bedroom which could be a perfect nursery or bedroom. The master bedroom benefits from a ensuite shower room and the internal accommodation is completed by the three piece family bathroom.

Externally is a wonderful purpose built home office with beautiful wood cladding and anthracite windows and doors. Insulated throughout and with fitted electrical heating, this space can be enjoyed all year round. The garden has been immaculately kept and comprises mainly of lawn with the added features of a raised decking area with a bar and seating, a patio path leading to the home office and flower beds.





# Kensington Road Rawcliffe, York YO30 5XG

Freehold  
Council Tax Band - D

- Detached Family Home
- Spacious Accommodation Throughout
- Three Bedrooms
- Two Reception Rooms
- Bathroom, Ensuite & W.C/Cloakroom
- Garage & Driveway
- Purpose Build Home Office
- EPC- D



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It included in the plan the garage/poros will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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