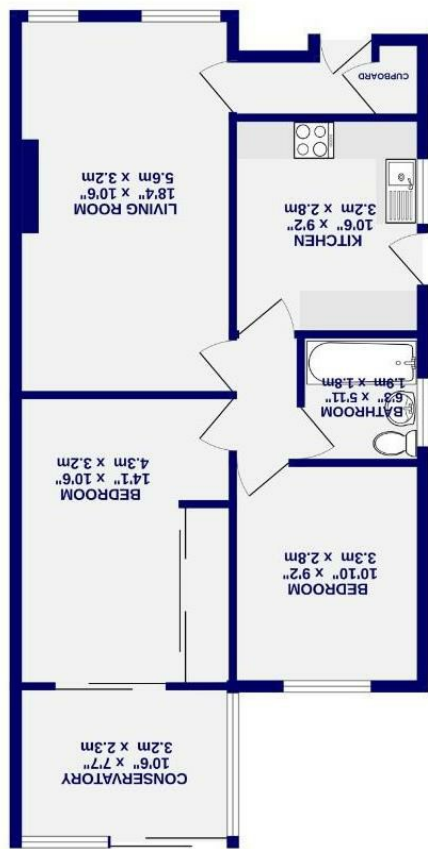


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701 sq ft. (65.1 sq m.) approx.
 TOTAL FLOOR AREA: 701 sq ft. (65.1 sq m.) approx.
 While every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that purchasers should verify the measurements of rooms and any other areas and dimensions by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The floor plan is for information only and should be used as a guide only. 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.



GROUND FLOOR
 701 sq ft. (65.1 sq m.) approx.

- EPC C
- No Onward Chain
- New Bathroom Suite
- Conservatory
- Garage and Driveway
- Two bedrooms
- Semi Detached Bungalow

Freehold
 Council Tax Band - C
 Eldwick Close
 Rawcliffe, York
 YO30 4XW



Eldwick Close
Rawcliffe, York
YO30 4XW

£260,000



A beautifully presented two-bedroom semi-detached bungalow located in the sought-after area of Rawcliffe, just north of York, is now available with no onward chain. This property boasts a stunning rear garden and charming décor throughout, complemented by a spacious conservatory.

Rawcliffe is well-equipped with local amenities, offers regular commuting links to York city centre, and provides convenient access to the Clifton Moor shopping centre.

The home features an inviting entrance hall that leads directly into a generous living room, where a large front window bathes the space in natural light. Adjacent to the living room is a well-appointed kitchen equipped with multiple wall and base units, offering ample storage and space for freestanding appliances. A secondary hallway accessed from the living room connects to two double bedrooms and a newly fitted three-piece bathroom. The notably large master bedroom not only has ample space but also opens into the bright and airy conservatory, which offers a picturesque view of the meticulously maintained rear garden.

Externally, the property boasts a neatly kept front lawn, driveway parking available at the front and side, and a single garage. The rear garden is well presented and offers a patio area and separate shed.

This delightful bungalow is positioned in a highly desirable residential area, making it an ideal home. A viewing is strongly recommended to fully appreciate what this property has to offer.

Council Tax Band- C

