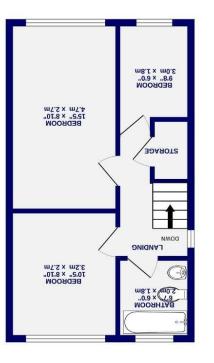
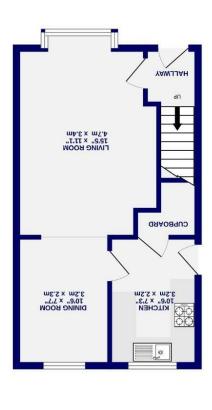


GROUND FLOOR GROUND FLOOR

12T FLOOR 383 sq.ft. (35.6 sq.m.) approx.





YO30 5ZB Rawcliffe, York

Freehold Council Tax Band - C

- Detached House
- Three Bedrooms
- Driveway Parking
- · No Onward Chain
- A West Facing Rear Garden
- · Sought After Location
- EbC D

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 is of particulars in good working order, or that the property is in good structural condition or the order of the order and we would be be as statement of fact'. If there is any point which is of particular importances, equipment or facturatial condition or otherwise. Any assuments flow have not tested any services, equipment or factinaties 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 of the areas, and in the endition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the items and as to the correctness of each of the areas ments of particulars. No person in the employment of Anat and an automating to the sectors in the satisfy themselves any service is and to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the time approach. Any each ments contained in these particulars. No person in the employment of Anatom support of the employment of the anatom support of the employment of the vendor.



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## Ashtons

## Hendon Garth, Rawcliffe, York, YO30 5ZB

Hendon Garth Rawcliffe, York YO30 5ZB

£300,000



This three-bedroom detached house, offered with no onward chain, is located in the ever-popular suburb of Rawcliffe, north of York. Rawcliffe is renowned for its array of local amenities and excellent access to York City Centre, York Railway Station, and the Outer Ring Road.

The accommodation comprises, on the ground floor, a front entrance hallway leading to a lounge with a bay window and feature fireplace, open plan to the rear dining space. The separate kitchen, featuring pine effect units and a granite effect worktop, offers a range of appliances and under-stairs storage. The first floor includes three bedrooms: two doubles and a third single bedroom suitable as an office, as well as a family bathroom.

Externally, the property boasts a driveway and garden at the front, while the rear features a west-facing garden perfect for enjoying the afternoon sun.

Council Tax Band: C



















