**snoths** 

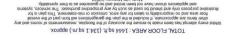
property on behalf of the vendor.

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 particulars montance 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

- EbC D
- · Integral Garage & Driveway
  - Breakfast Kitchen
    - Two Bathrooms
    - Four Bedrooms
- A Double Storey Side Extension
- A Semi Detached Period House

Freehold Council Tax Band - C

The Garlands Rawcliffe, York YO30 6NZ







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1ST FLOOR Approx., 1ST FLOOR



## The Garlands Rawcliffe, York YO30 6NZ

£425,000



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An extended four bedroom semi detached house offering two bathrooms an integral garage and a wonderful landscaped rear garden.

Located in the popular residential area of Rawcliffe, well known for its wonderful family community and excellent amities nearby including the highly regarded York Sports Club, Homestead Park and Bootham Junior school.

The accommodation in brief, a central hallway leads to an open plan lounge/ dining room with bay windows to the front and rear. The extended breakfast kitchen is a shaker style in a light oak effect with stone effect worktops, benefitting from a central range cooker and a matching black extra hood. Completing the ground floor is the integral garage.

To the first floor the four bedrooms, three doubles and a useful single/ office are complimented by the two modern bathrooms. The family bathroom is a luxurious size, with its freestanding roll top bath, Victorian inspired toilet and vanity area. The ensuite bathroom adds a practical convenience the double bedroom.

Externally, the walled front garden and driveway allow access to the integral garage. To the rear the landscaped garden with patio area and seating area allow the ideal area for catching the afternoon sunshine.

Council Tax Band- C



















