



Milton Carr  
Rawcliffe, York  
YO30 5PU

£450,000



Located in the popular residential area of Rawcliffe, which is positioned to the north of York, is this detached family home set on a wonderful plot. Offering generous accommodation throughout, this property is ideally placed for easy access to the city via bus or car, and is just a short distance away from the varied amenities Clifton Moor has to offer, including supermarkets, shops and convenience stores.

Internally the property comprises an entrance hall, with the large living room positioned to the right, which benefits from windows across three aspects allowing light to flood in. Across the hall is the second reception room which is currently used as a dining room, with the kitchen set to the rear. Modern in design, the kitchen offers a range of wall and base units allowing for plenty of storage, all of which are complimented by stylish worktops. As well as integrated appliances, the kitchen also offers a breakfast bar for casual dining. The ground floor accommodation is completed by the w.c.

On the first floor are four well proportioned bedrooms, a landing and a family bathroom.

Externally are gardens across three aspects, all of which are enclosed by fence or brick boundaries. Consisting mainly of lawn, the gardens also comprise of patio areas as well as flower beds. Set back from the property is a garage with power, with driveway parking to the front and side.

Sure to be popular among a range of buyers, early viewing is highly recommended.

Council Tax Band- E

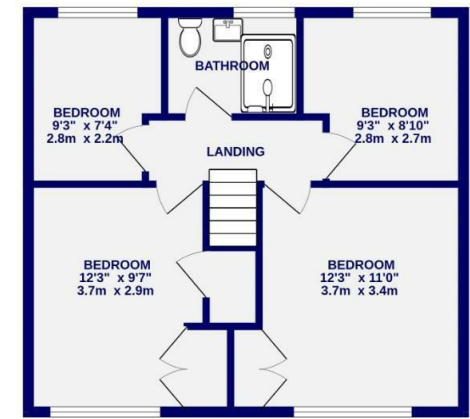
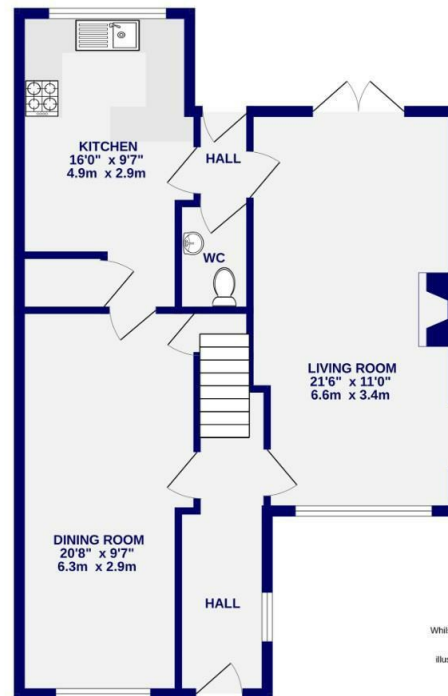




# Milton Carr Rawcliffe, York YO30 5PU

Freehold  
Council Tax Band - E

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W.C
- Garage & Driveway
- Popular Residential Area
- EPC- TBA



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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. If included in the plan the garage/stores 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.  
Made with Metroplex 02024

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. 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 condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.