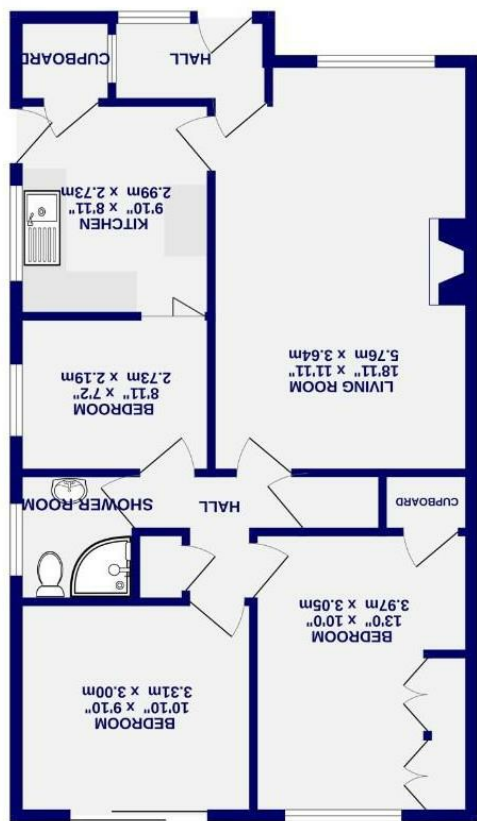


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

TOTAL FLOOR AREA: 740 sq ft. (68.8 sq m.) approx.
 These measurements have been taken by means of the accuracy of the measuring instrument used. Measurements of doors, windows, rooms and other parts are approximate and not intended to be used as a basis for any legal proceedings. The purchaser is advised to verify the accuracy of the measurements by independent means and to take account of any variations in the actual dimensions of the property.



GROUND FLOOR
 740 sq.ft. (68.8 sq.m.) approx.

- EPC D
- Offered With No Onward Chain
- Much Loved Home
- Popular Residential Area
- Garage & Driveway
- Generous Plot
- Three Bedrooms
- Semi Detached Bungalow

Freehold
 Council Tax Band - C

Westholme Drive Rawcliffe, York YO30 5TH



Westholme Drive
Rawcliffe, York
YO30 5TH

£275,000



An exciting opportunity to acquire a substantial three bedroom semi detached bungalow in the popular area of Rawcliffe. Positioned to the north of York, this property is within walking distance of local amenities, including shops, as well as regular commuter links to York city centre and first afield via York Park & Ride. With a history of only one owner from new, this property has been a much loved family home over the years and is now offered with no onward chain.

Internally the property comprises an entrance porch which leads into the large reception room. Featuring a large window to the front, this space is often flooded with light throughout the day. The kitchen is next door and offers an array of wall and base units, with space for freestanding appliances. Off the kitchen is a small pantry. The hallway leads into three bedrooms, of which two double bedrooms are positioned to the rear of the property. The internal accommodation is completed by the updated three piece shower room.

Externally the property offers off street parking for multiple vehicles as the driveway stretches the length of the property. At the top of the driveway is a single detached garage with power. Mature gardens are enjoyed to the front and back, with the rear garden offering privacy for the next owners.

Offered with no onward chain, viewing is highly recommended.

Council Tax Band C

