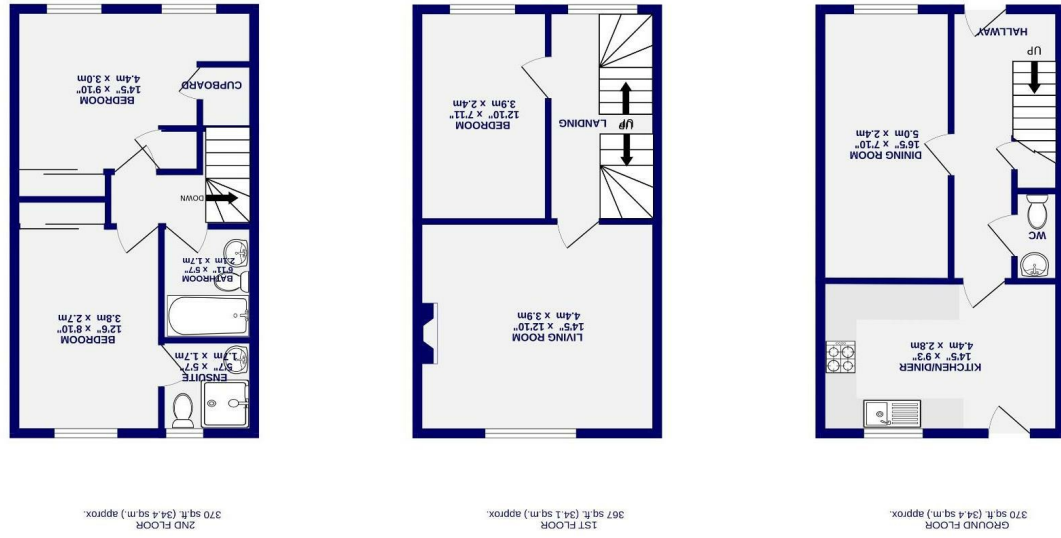


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- EPC C
- Two Reception Rooms
- Two Bathrooms
- Beautifully Presented
- Garage & Driveway Parking
- Three Bedrooms
- Modern Townhouse
- Council Tax Band - D

Freehold
Cobham Way
Rawcliffe, York
YO30 5NF



Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and dimensions, it is advised that you should verify the measurements of the property. The floor area and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should be used as a guide only. The floor area and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should be used as a guide only. The floor area and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should be used as a guide only.



Cobham Way
Rawcliffe, York
YO30 5NF

£300,000

 3  2

A spacious and contemporary townhouse situated in the sought-after area of Rawcliffe, this property offers a fantastic family home with the convenience of being within walking distance to York Park & Ride and Clifton Moor Shopping Centre, while also providing easy access to York city centre and the ring road. Tastefully updated by the current owners, this home is both stylish and practical.

Upon entering, the central hallway leads to a bright formal dining room with oak-effect laminate flooring, and a convenient cloakroom. At the rear of the property is a modern breakfast kitchen, featuring light wood shaker-style units with grey handles, stone-effect worktops, and integrated appliances, along with access to the rear garden. The first floor offers a comfortable lounge with a feature fireplace and wood-effect floors, overlooking the garden, while a versatile front bedroom or office provides added flexibility.

The second floor hosts two double bedrooms, both equipped with built-in wardrobes. The master bedroom enjoys a private en-suite shower room, while a modern three-piece family bathroom serves the other rooms.

Externally, the property boasts a private front garden with integral storage. The northwest-facing rear garden offers a pleasant mix of patio and lawn, with alleyway access leading to a garage en bloc and off-street parking at the front. Recently modernised and offered with no onward chain, this property is expected to attract significant interest.

Council Tax Band D

