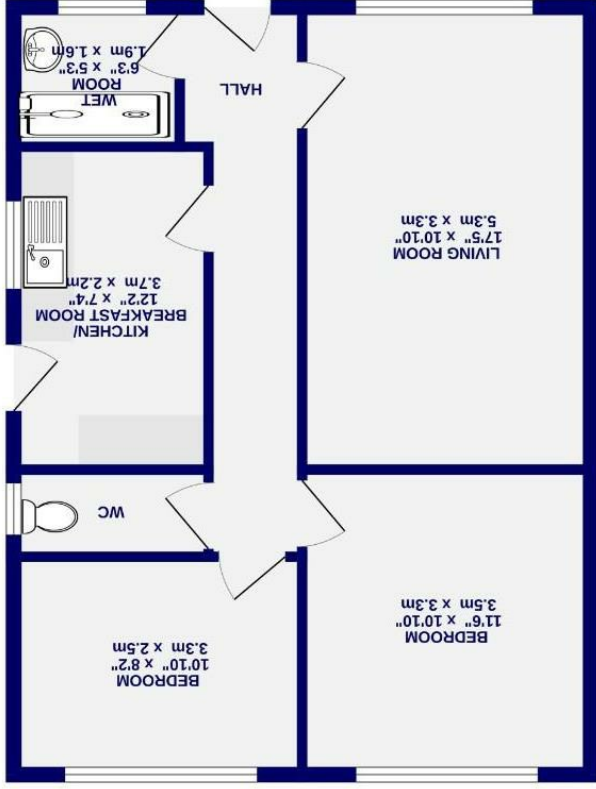


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Small text disclaimer regarding the accuracy of the floor plan and the responsibility of the purchaser to check the details.



GROUND FLOOR
625 sq. ft. (58.1 sq. m.) approx.

Wasdale Close Rawcliffe, York YO30 5TP

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- Sought After Area
- Driveway Parking
- Well Maintained Throughout
- Private Aspect
- No Onward Chain
- EPC - TBA



Wasdale Close

Rawcliffe, York

YO30 5TP

£250,000



This well presented two bedroom semi detached bungalow is located in a peaceful cul de sac in the popular residential area of Rawcliffe to the north-west of York.

A much loved home for many years, this property has been well maintained throughout, with recently fitted double glazing, the latest gas boiler with Hive controls and new carpets to the main living areas. yet offers great potential for further development or extension (subject to the relevant planning permissions). Wasdale Close is conveniently placed for the amenities Eastholme Drive has to offer, including bus connections to the city centre. Furthermore, Clifton Moor Shopping Park is close by with shops and eateries.

In brief, this lovely home offers a spacious living room located at the front of the property with a large window allowing light to flood through. Across the hall from the living room is a recently installed wet room with shower, there is a separate WC located to the rear of the property. The fitted kitchen has a range of wall and base units for storage, and space for freestanding white goods, including an unused washer dryer installed in August, 2024. To the rear of the property are two good sized, light filled double bedrooms with garden views.

Enjoying a private aspect to the front and rear, the back garden has been well kept and has lawn, patio and flower bed spaces. A shed offers plenty of storage, and sits at the top of the long driveway that leads to the road. To the front is another garden with pretty flower beds and gates.

Offered with no onward chain, early viewing of this lovely property is highly recommended.

Council Tax Band- C

