

- Freehold
Council Tax Band - C

314 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR

3.6m x 2.9m
11'10" x 9'6"
BEDROOM

LANING

UP

2.1m x 1.6m
6'9" x 5'4"
BATHROOM

2.8m x 2.7m
9'2" x 9'0"
BEDROOM

5.9m x 3.5m
19'5" x 11'7"
LOUNGE/DINER

3.5m x 2.3m
11'7" x 7'7"
KITCHEN



Somerset Close

Rawcliffe, York

YO30 5WG

Offers Over £290,000

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Located in the popular residential area of Rawcliffe, this immaculately presented semi-detached home sits on a generous plot with the added benefit of driveway parking and a garage. Offering a fantastic opportunity for first-time buyers or investors, Somerset Close is well positioned for a variety of local amenities, including shops and eateries, as well as regular commuter links to York city centre and the train station.

Upon entering, there is a bright and spacious open-plan reception area, where a large front-facing window allows natural light to flood the space. This versatile room provides ample space for a range of furniture arrangements. To the rear, the modern fitted kitchen has been thoughtfully designed to maximise storage, featuring plenty of wall and base units, generous worktop space, some integrated appliances and room for additional white goods.

Upstairs, there are two well-proportioned double bedrooms. The primary bedroom is positioned at the rear of the home, while the second bedroom, currently used as a study, benefits from built-in wardrobes and a fitted desk, making it ideal for home working. Completing the accommodation is a modern three-piece family bathroom.

Externally, this property truly shines with a beautifully landscaped south facing rear garden featuring a lawn, patio, and raised decking area, all surrounded by mature flower beds. To the front and side, a driveway provides ample parking and leads to a single garage with power.

With its excellent location, generous plot, and move-in-ready condition, early viewing is highly recommended.

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