

property on behalf of the vendor.

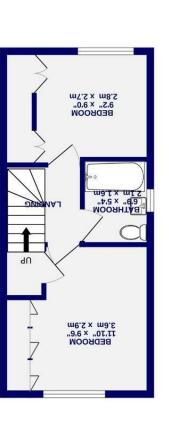
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the areasurements, floor plans or distances 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 contact 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 astact relating to the

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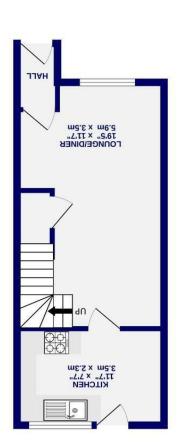
- Ebc c
- Ideal First Home
- · South Facing Rear Garden
- $\bullet$  Driveway Parking & Garage
  - Updated Kitchen
- Immaculately Presented Throughout
  - Two Double Bedrooms
  - Semi Detached House

Freehold Council Tax Band - C

Somerset Close Rawcliffe, York YO30 5WG



1ST FLOOR 314 sq.ft. (29.2 sq.m.) approx.



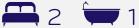
GROUND FLOOR 324 sq.ft. (30.1 sq.m.) approx.



## Somerset Close Rawcliffe, York YO30 5WG

## Offers Over £290,000





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 firsttime 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

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

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-inready condition, early viewing is highly recommended.

Council Tax Band- C















