



Fairway
Rawcliffe, York
YO30 5QA

£325,000



A charming three-bedroom period semi-detached house situated in a sought-after cul-de-sac, backing onto Bootham Junior School playing fields and boasting a wonderful rear garden.

Located on Fairway, a tree-lined street in Rawcliffe, this home is perfectly positioned near open green spaces such as Clifton Green, Homestead Park, and York Sports Club. The area is highly regarded for its family-friendly atmosphere, excellent schooling, and scenic riverside walks leading to York city centre or out to Beningbrough. It also offers convenient access to the outer ring road and railway connections for commuting.

The accommodation comprises a welcoming front entrance hallway leading to the rear kitchen, which features integral appliances and a modern boiler. There are two well-proportioned reception rooms, connected by double doors, allowing for a versatile living space. The rear reception room, currently used as a lounge, enjoys a bay window overlooking the garden, while the front reception room serves as a dining/music room and also benefits from a bay window.

Upstairs, the property offers three bedrooms, including two spacious doubles with bay windows and a well-sized third bedroom. A three-piece family bathroom is complemented by an additional separate W.C., complete with a window and sink.

Externally, a mature front garden and driveway provide off-street parking and lead to a rear garage. The impressive south-facing garden features a pond and a waterfall garden feature, creating a tranquil outdoor retreat. The property is offered with no onward chain.

Council Tax Band- C

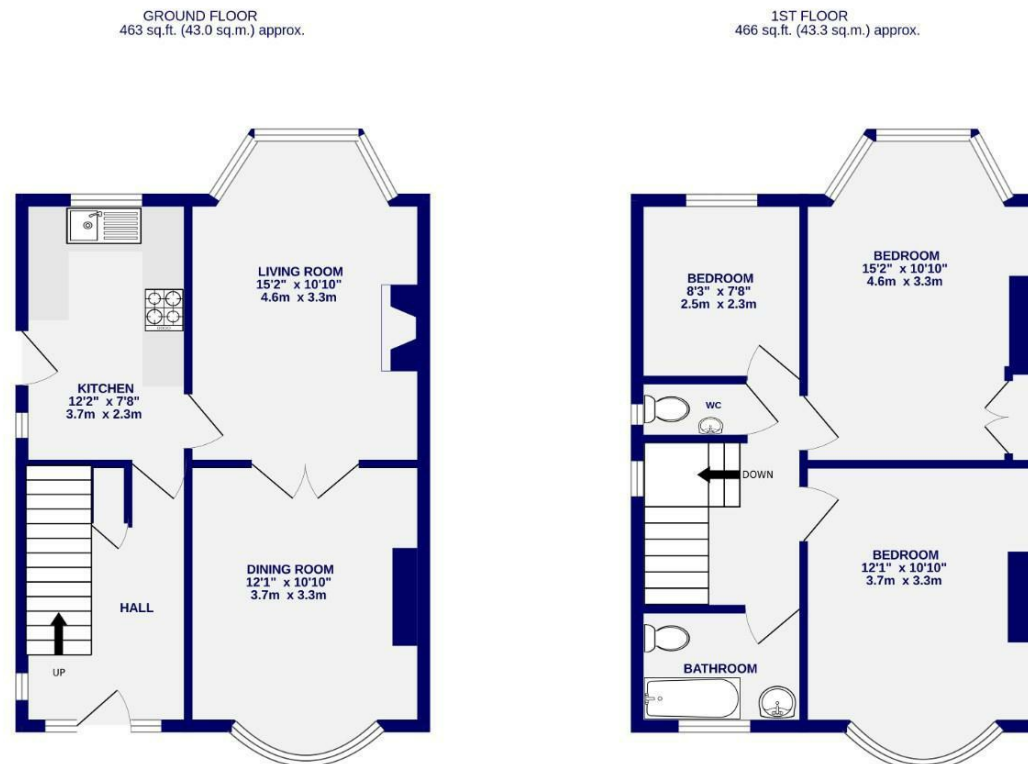




Fairway Rawcliffe, York YO30 5QA

Freehold
Council Tax Band - C

- Period Semi Detached House
- Three Bedrooms
- Large Rear Garden
- Pond & Water Feature
- Driveway & Garage
- Backing On To Open Playing Fields
- EPC TBC



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

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