

**GROUND FLOOR**  
815 sq.ft. (75.7 sq.m.) approx.

The floor plan includes the following rooms and dimensions:

- LIVING ROOM:** 21'8" x 11'11" (6.6m x 3.6m)
- KITCHEN:** 11'6" x 9'11" (3.5m x 3.0m)
- DINING ROOM:** 13'5" x 10'6" (4.1m x 3.2m)
- BEDROOM (Top Left):** 13'5" x 9'7" (4.1m x 2.9m)
- BEDROOM (Bottom Left):** 8'10" x 8'10" (2.7m x 2.7m)
- BATHROOM:** Located between the two bedrooms, containing a bathtub, toilet, and sink.
- WARDROBE:** Located between the Dining Room and the top-right Bedroom.

- Loxley Close  
Rawcliffe, York  
YO30 4XQ





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£350,000

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A beautifully extended three-bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac to the north of York, offering stylish interiors and a truly impressive open-plan living space.

This lovely home has been thoughtfully modernised and extended to the rear and side, creating a stunning kitchen, dining and living area—undoubtedly the heart of the home. With a sleek, newly fitted kitchen, a central island, roof lantern, and bi-fold doors opening onto the south-east facing garden, this space is perfect for entertaining.

To the front of the property are three well-proportioned bedrooms, including a superb principal bedroom with walk-in wardrobe, and a contemporary three-piece family bathroom finished to a high standard.

Externally, the property enjoys a lawned garden to the front and a private south-facing garden to the rear, with off-street parking via a driveway.

Positioned in a well-connected location with excellent transport links, easy access to the city centre and a range of local amenities, this is a wonderful opportunity to purchase a ready-to-move-into home in a desirable residential area.

Council Tax Band- C

