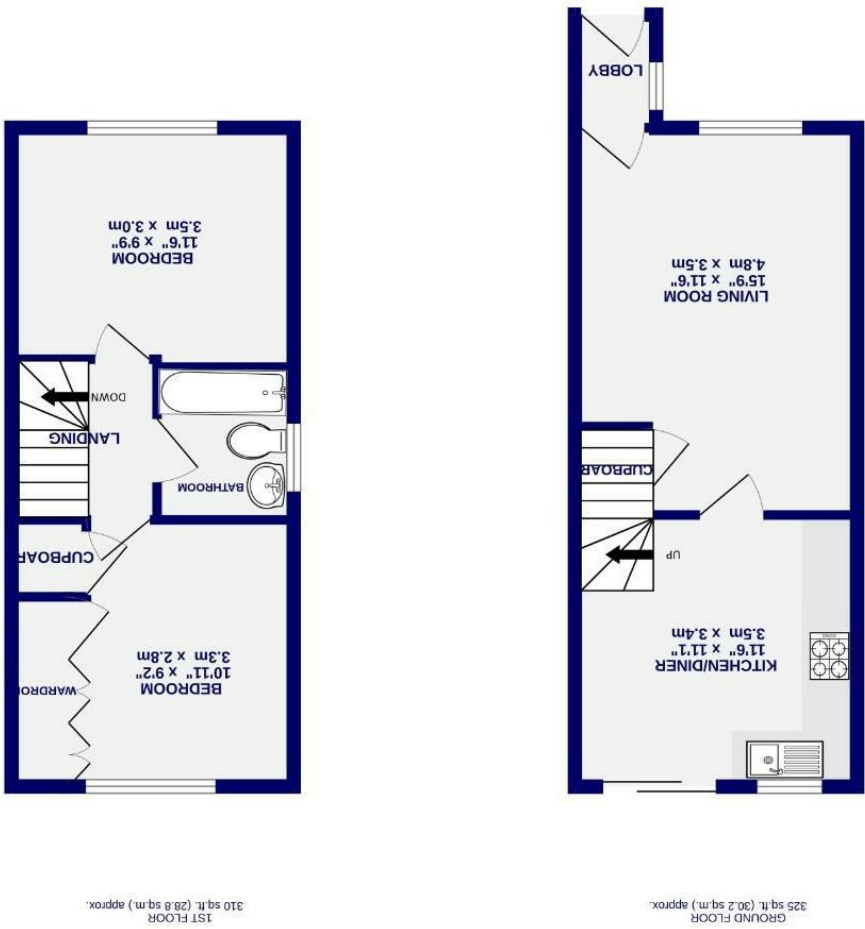


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- EPC TBC
- Ideal First Home
- Easy Access To Amenities
- Quiet Residential Setting
- Private Rear Garden
- Garage & Driveway
- Two Bedrooms
- Semi Detached House

Freehold  
Council Tax Band - B

# Blatchford Court Rawcliffe, York YO30 5GW





Blatchford Court

Rawcliffe, York

YO30 5GW

Offers Over £270,000

 2  1

Located in the popular residential area of Rawcliffe, to the north of York, is this well-presented two-bedroom semi-detached home. Backing onto local woodland—a rare benefit for properties in the area—this home enjoys a peaceful and private setting, making it an ideal first-time purchase. The property offers excellent access to York city centre via foot, bike, or public transport, and is close to a range of amenities including shops, eateries, GPs, and gyms.

Internally, the accommodation begins with an entrance lobby leading into a bright and spacious living room at the front of the home. Generously sized and filled with natural light from a large front-facing window, this room easily accommodates a variety of furniture layouts. To the rear is the kitchen-diner, fitted with a range of wall and base units offering ample storage and worktop space, along with integrated appliances and room for freestanding white goods.

Upstairs, there are two well-proportioned bedrooms, with the rear bedroom benefiting from built-in storage. A modern three-piece family bathroom completes the internal accommodation.

Set on a generous plot, the property boasts a private rear garden with woodland views, and a detached garage positioned to the rear—ideal for storage or potential conversion (subject to the necessary planning consents). To the front, there is driveway parking and a low-maintenance garden.

Due to its sought-after position and generous plot, this property is expected to be popular—early viewing is strongly recommended.

Council Tax Band- B

