

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 property or that the property is in good structural condition or otherwise. Any 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 contained in these particulars. No person 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

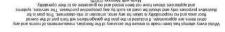
- Ebc c
- No Onward Chain
- Popular Residential Area
 - Two Gardens
 - · Driveway & Garage

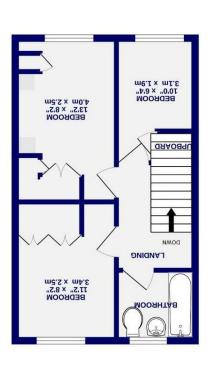
D.W

- · First Floor Bathroom & Ground Floor
 - Three Bedrooms
 - Semi Detached Home

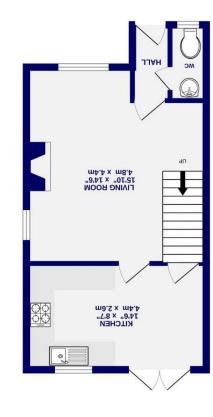
Freehold Council Tax Band - C

Rainsborough Way Pawcliffe, York YO30 6QB





1ST FLOOR



СВОПИТ РЕСОВ



Rainsborough Way Rawcliffe, York YO30 6QB

£280,000





Located in the popular residential area of Rawcliffe, to the north-west of York, is this immaculately presented three bedroom semi detached home with the added benefit of a single garage. Lovingly maintained by the previous owner, the property is in excellent condition throughout and presents a fantastic opportunity for first time buyers or investors alike.

Rainsborough Way is ideally positioned close to a wide range of local amenities, including shops and eateries at Clifton Moor Shopping Centre, as well as regular bus links to York City Centre.

Internally, the property comprises a small entrance hall which leads through to a spacious living room situated at the front of the home. With windows to two aspects, this room is filled with natural light throughout the day. To the rear is a kitchen diner featuring a range of classic shaker style wall and base units, providing ample storage and worktop space, alongside some freestanding appliances. A convenient ground floor WC is also located off the entrance hall.

Upstairs, there are three well proportioned bedrooms, two of which benefit from built-in storage. The first floor also hosts a modern three-piece family bathroom, completing the internal accommodation.

To the rear, the property boasts a low-maintenance garden enclosed by mature hedging, offering a private and practical outdoor space. Set back from the house is a single garage with power, while driveway parking extends alongside and in front of the property. An additional lawned garden lies to the front, enhancing the property's overall kerb appeal.

Offered with no onward chain, early viewing is highly recommended to appreciate all this home has to offer.

Council Tax Band- C

















