



Coledale Close
Rawcliffe, York
YO30 5FB

£275,000



Situated in the sought-after residential area of Rawcliffe, this beautifully presented semi-detached home enjoys a generous plot with the added advantage of driveway parking and a garage. Perfect for first-time buyers or investors, Coledale Close offers easy access to a wide range of local amenities, including the shops and eateries of Eastholme Drive, along with excellent transport links into York city centre and the train station.

The home opens into a bright and welcoming open-plan reception space, where a large front-facing window fills the room with natural light. This versatile area comfortably accommodates both living and dining furniture, creating a sociable setting for everyday life. To the rear, the stylish modern kitchen has been carefully designed with an array of wall and base units, generous worktops, integrated appliances, and space for additional white goods.

Upstairs, there are two well-proportioned double bedrooms. The main bedroom is quietly positioned at the rear, while the second bedroom, currently used as a study, features fitted wardrobes, making it ideal for home working or guest use. A contemporary three-piece bathroom completes the first floor.

The outdoor space is a particular highlight, with a beautifully landscaped south-facing garden offering a mix of lawn, patio, and raised decking framed by mature planting. To the front and side, a driveway provides ample off-street parking and leads to a single garage with power.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - C

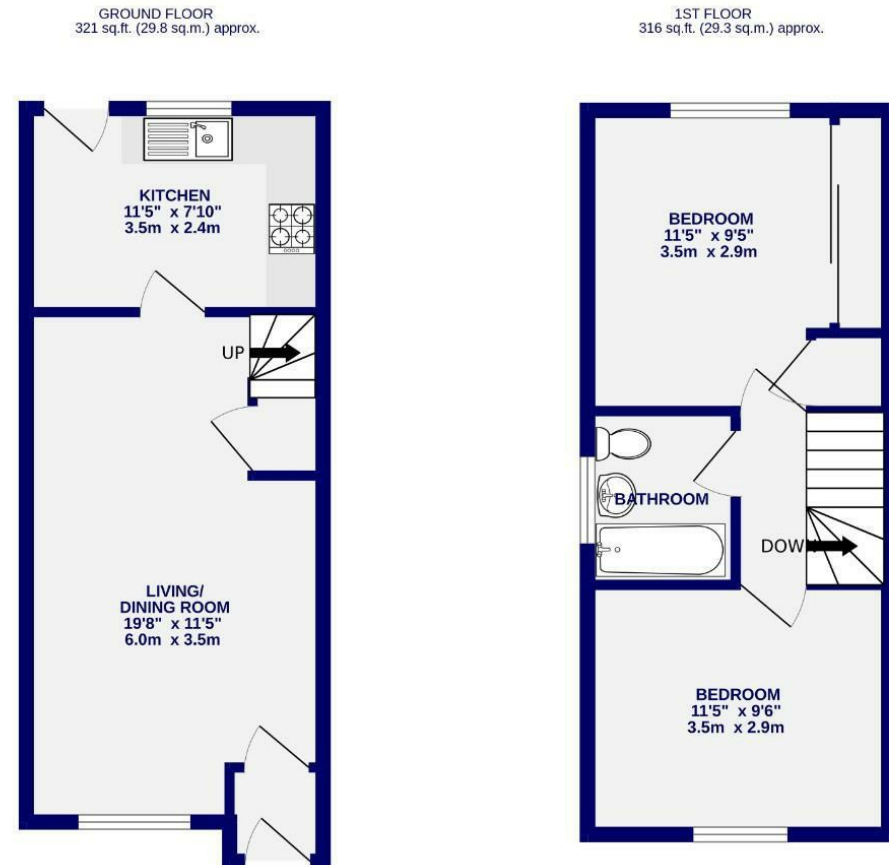




Coledale Close Rawcliffe, York YO30 5FB

Freehold
Council Tax Band - C

- Semi Detached Home
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Driveway & Garage
- South Facing Garden
- Popular Residential Area
- No Onward Chain
- EPC - TBC



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