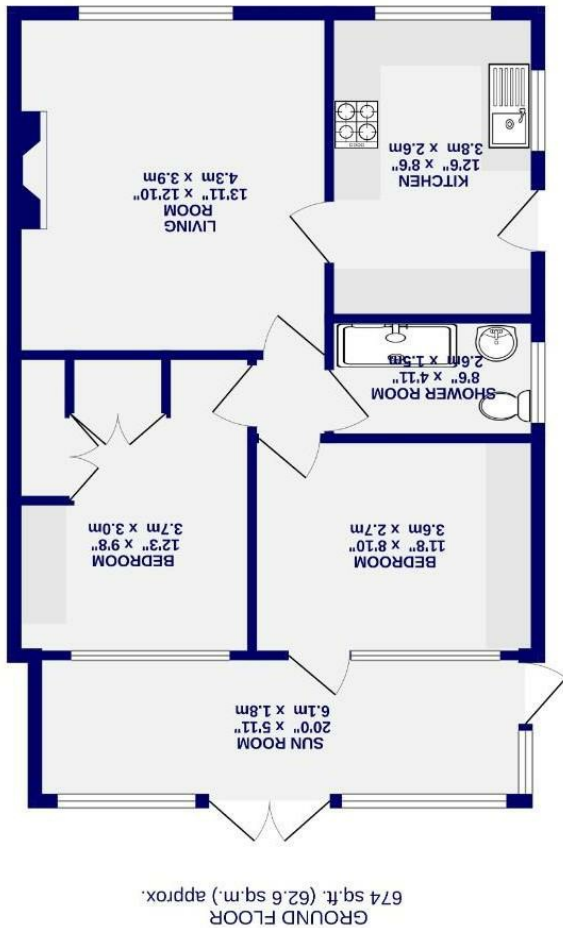


Buttermere Drive
Rawcliffe, York
YO30 5TQ

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- No Onward Chain
- In Need Of Renovation Through
- Driveway & Garage
- Sought After Location
- EPC D



Buttermere Drive
Rawcliffe, York
YO30 5TQ

£230,000

 2  1

Located in a peaceful residential area to the west of York, this spacious semi-detached bungalow offers generous single-level living and is available with vacant possession. Situated in the ever-popular suburb of Rawcliffe, it represents an excellent opportunity for those looking to modernise and create a home tailored to their own style.

The property requires significant modernisation, and the lounge floor has become damp and unstable, necessitating replacement. Care should be taken when viewing this area.

Rawcliffe is a highly regarded location, well served by local amenities, respected schools, and excellent transport links to York city centre, Clifton Moor Retail Park, and the outer ring road.

Internally, the layout is arranged with width rather than depth, comprising a bright lounge with a double-glazed window to the front aspect, and a kitchen fitted with a range of wall and base units, sink and drainer with mixer tap, integrated electric oven with gas hob and extractor hood, plumbing for a washing machine, and a double-glazed window and door leading outside.

There are two generous double bedrooms, one with fitted wardrobes, the other with built-in storage and a cupboard housing the gas combination boiler. A traditional timber-framed conservatory enjoys views over the garden, while the shower room is fitted with a walk-in electric shower, wash hand basin with base unit, and WC.

Externally, there is a lawned garden to the front with a side driveway providing ample off-street parking. The enclosed rear garden offers a paved seating area, planted borders, and a hard standing suitable for a garage or greenhouse.

Council Tax Band - C

