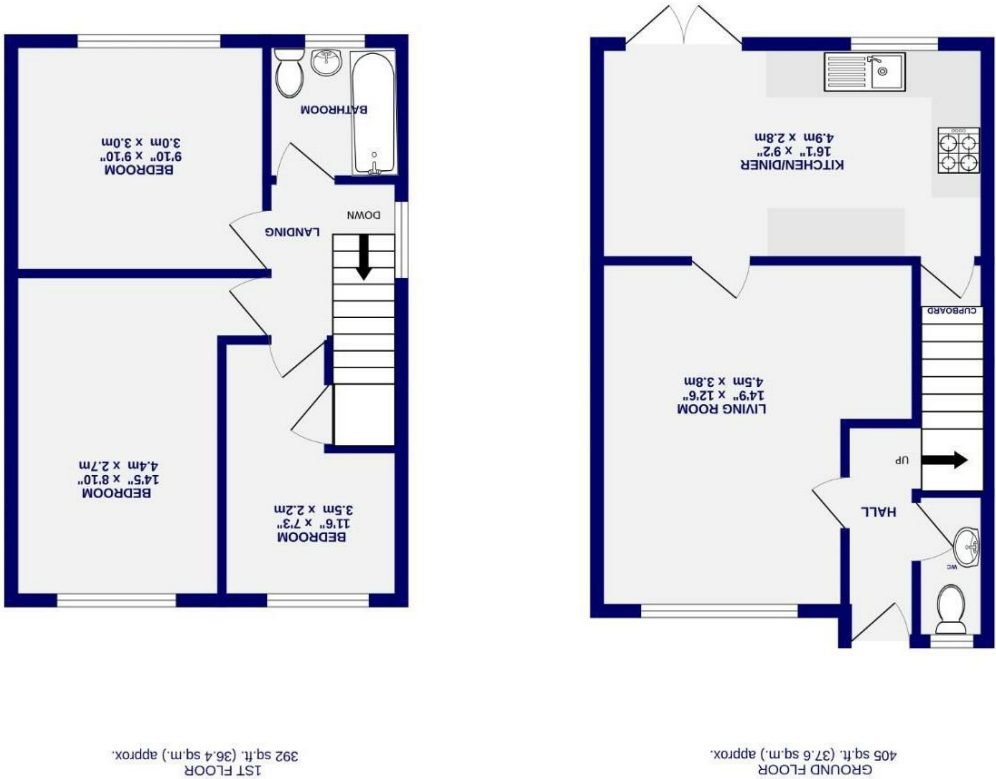


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, 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 property on behalf of the vendor.

- EPC TBC
  - Well Presented
  - Corner Plot
  - Cul De Sac Location
  - Driveway Parking
  - Two Garages
  - Semi Detached House
- Freehold  
Council Tax Band - C

# Lundy Close Rawcliffe, York YO30 5GQ





Lundy Close  
Rawcliffe, York  
YO30 5GQ

£300,000

3 1

Tucked away in a quiet cul-de-sac to the west of York is this three bedroom semi-detached home, set on a corner plot with gardens to the front, side and rear. With two garages one detached and one semi detached, driveway parking and modern interiors, the property will appeal to a wide range of purchasers.

The accommodation is entered via a front hallway with ground floor W.C. To the front is a comfortable lounge, while to the rear lies a spacious dining kitchen fitted with a range of units and French doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms, a smaller single bedroom and a stylish three piece family bathroom.

Externally, the property enjoys generous gardens that wrap around the front, side and rear, providing excellent outdoor space. A driveway to the front offers off street parking and leads to a semi detached garage and a separate detached garage.

Well presented throughout and positioned in a popular residential location, this is a superb opportunity to purchase a family home with outside space and scope for the future. Viewing is highly recommended.

Council Tax Band C

