



Rawcliffe Lane, York

£400,000

**Stephensons**  
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# S

Rawcliffe Lane,  
York YO30 5QT

Est. 1871

£400,000

Occupying a generous plot in this convenient and well-connected part of Rawcliffe, this home presents a wonderful opportunity for buyers looking to create a long-term family home tailored to their own tastes and requirements.

The property is a detached house offering over 1,090 sq ft of internal accommodation (excluding the garage), arranged across two floors. While it now requires updating throughout, the space and proportions already in place provide an excellent starting point for a growing family, with flexibility to adapt and enhance the layout over time, subject to the necessary planning permissions.

The ground floor begins with a central entrance hall, where beautiful original parquet flooring welcomes you and this continues into the spacious sitting room, stretching over 21 ft in length, with a bay window to the front filling the room with natural light. The parquet flooring is a particularly attractive feature and one that many buyers will wish to retain as part of any future refurbishment. A separate dining room sits to the front of the property, offering flexibility as a formal dining space, playroom or home office. The kitchen is positioned to the rear and connects to a conservatory overlooking the garden, presenting exciting scope to create a contemporary open-plan kitchen/dining/living arrangement more in keeping with modern family life.



Tenure: Freehold  
Broadband: Up to 1000 Mbps\* download speed  
EPC Rating: D  
Council Tax: D - City of York  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



To the first floor are four well-proportioned bedrooms, providing comfortable accommodation for family living, along with a family shower room. The layout lends itself naturally to evolving family needs, whether that be additional workspace, guest accommodation or children's rooms.

Externally, the property enjoys a good-sized rear garden, offering space for children to play or for keen gardeners to redesign and landscape. Parking is positioned to the rear of the house alongside a detached garage, providing practical everyday convenience.

Rawcliffe remains a well-established residential area to the north-west of York, offering a pleasant balance of green space and everyday amenities. The property is well placed for local shops and services, while Clifton Moor Retail Park is within easy reach for supermarkets, leisure facilities and national retailers. Regular bus routes provide straightforward access into York city centre, and the area is served by Rawcliffe Primary School, Clifton Green Primary, Outwood Academy York and Manor CE Academy.

With its generous proportions, four-bedroom layout and clear opportunity for thoughtful modernisation, this is a home with the space and setting to grow into for years to come.



## Partners:

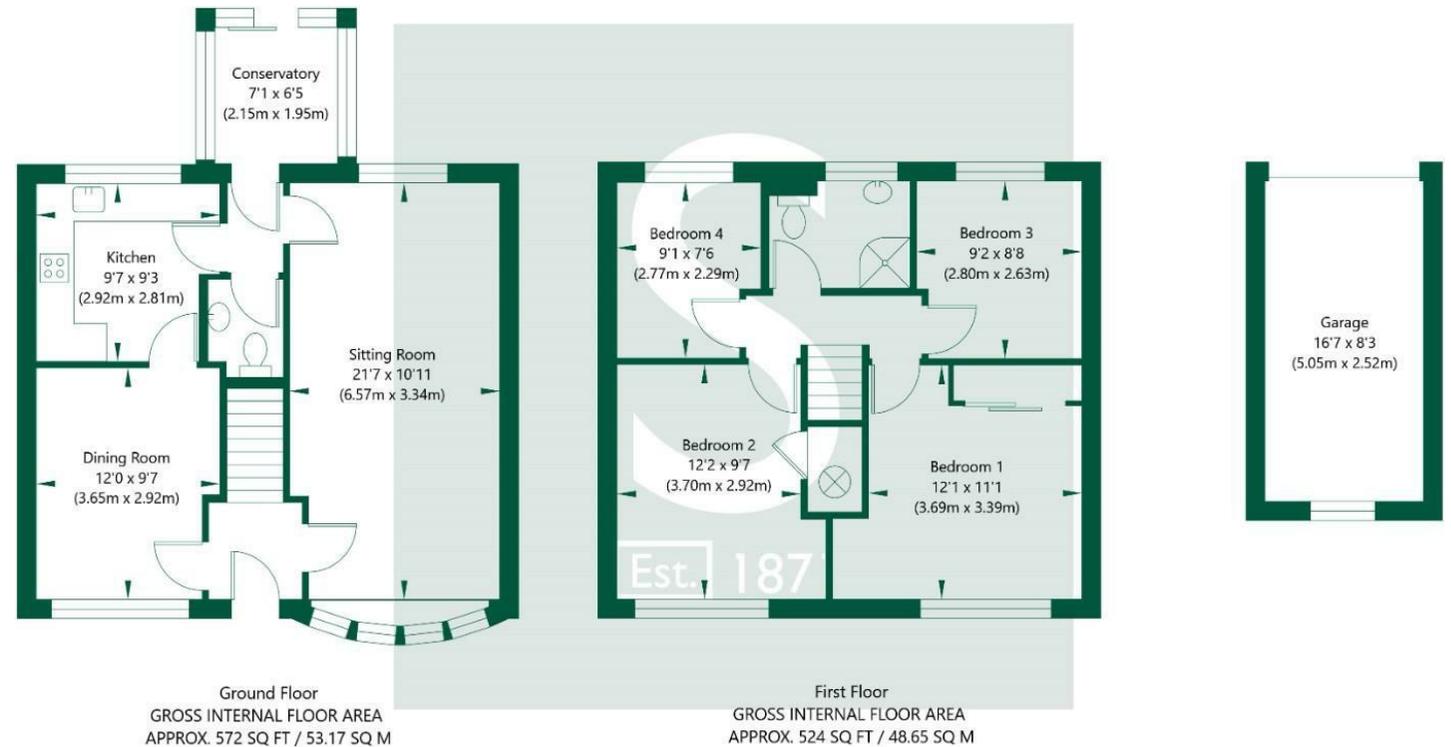
J F Stephenson MA (Cantab) FRICS FAAV  
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 N J C Kay BA (Hons) pg. dip MRICS  
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## Rawcliffe Lane, York, YO30 5QT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1096 SQ FT / 101.82 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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