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The floor plan illustrates a house layout. It features two bedrooms: one measuring 11'6" x 10'10" and another measuring 11'1" x 9'9". A central bathroom is located at the top, with dimensions of 3'4"m x 2'0.m. A landing area is situated between the bedrooms and the bathroom. A staircase leads down to a cupboard. The overall dimensions of the house are 35'0" wide by 33'0" deep.

The floor plan illustrates the layout of a house with the following dimensions:

- KITCHEN:** 2.6m x 2.0m (8'6" x 6'7")
- LIVING ROOM:** 4.2m x 3.9m (13'9" x 12'10")
- WC:** (Bathroom)
- CUPBOARD:** (Storage)
- EXTRANCE HALL:** (Entrance)

An arrow labeled "Up" points towards the top right corner, indicating the direction of the staircase.

- Roseberry Grove Rawcliffe, York YO30 4SU
- Freehold Council Tax Band - B
- Modern Townhouse
- Two Double Bedrooms
- Downstairs Cloakroom
- Spacious Living Room
- Recently Redecorated
- Parking & Gardens
- No Onward Chain
- EPC D

Roseberry Group Rawcliffe, York YO30 4SU



Roseberry Grove  
Rawcliffe, York  
YO30 4SU

£230,000

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Located to the north of York in this ever-sought-after area, ideally positioned for easy access to the city centre, a range of commuter links and local amenities, this well-presented home is sure to appeal to a variety of purchasers.

Recently redecorated throughout, the spacious accommodation comprises a generous reception room and a fitted kitchen offering ample storage. A conveniently placed ground floor w.c. complete the ground floor. To the first floor are two well-proportioned double bedrooms, along with a modern house bathroom.

Occupying a generous plot, the property benefits from a spacious enclosed rear garden, bordered by fenced boundaries, in addition to driveway parking to the front. Offered with no onward chain, this attractive home is expected to be popular on the open market and early viewing is strongly recommended.

Please note that some rooms have been virtually dressed for illustrative purposes.

Council Tax Band B

