



Caldbeck Close  
Rawcliffe, York  
YO30 5QZ

£292,000



Located in a popular cul de sac just off Green Lane, this well presented three bedroom semi detached home offers spacious accommodation, a generous rear garden, garage and off street parking, all within easy reach of York city centre and the outer ring road. Offered with no forward chain, the property is likely to appeal to first time buyers, families and investors alike.

The property opens into an entrance hallway leading through to a bright and spacious lounge diner. The lounge area benefits from a bay window to the front elevation, feature fireplace with electric fire and useful understairs storage cupboard, whilst the dining area enjoys French doors opening onto the rear garden creating an ideal entertaining space. The fitted kitchen offers a range of wall and base units with integrated oven, gas hob and extractor alongside space for further appliances.

To the first floor are two well proportioned double bedrooms, a third single bedroom and a recently installed three piece house bathroom complete with shower over bath and heated towel rail.

Externally the property offers off street parking to the front with a low maintenance frontage and driveway leading to the detached garage with power. To the rear is an enclosed garden featuring paved seating areas, artificial lawn and raised decking creating a practical and easy to maintain outdoor space.

Situated close to a range of local amenities including supermarkets, schools and transport links, the property also benefits from gas central heating and double glazing throughout.

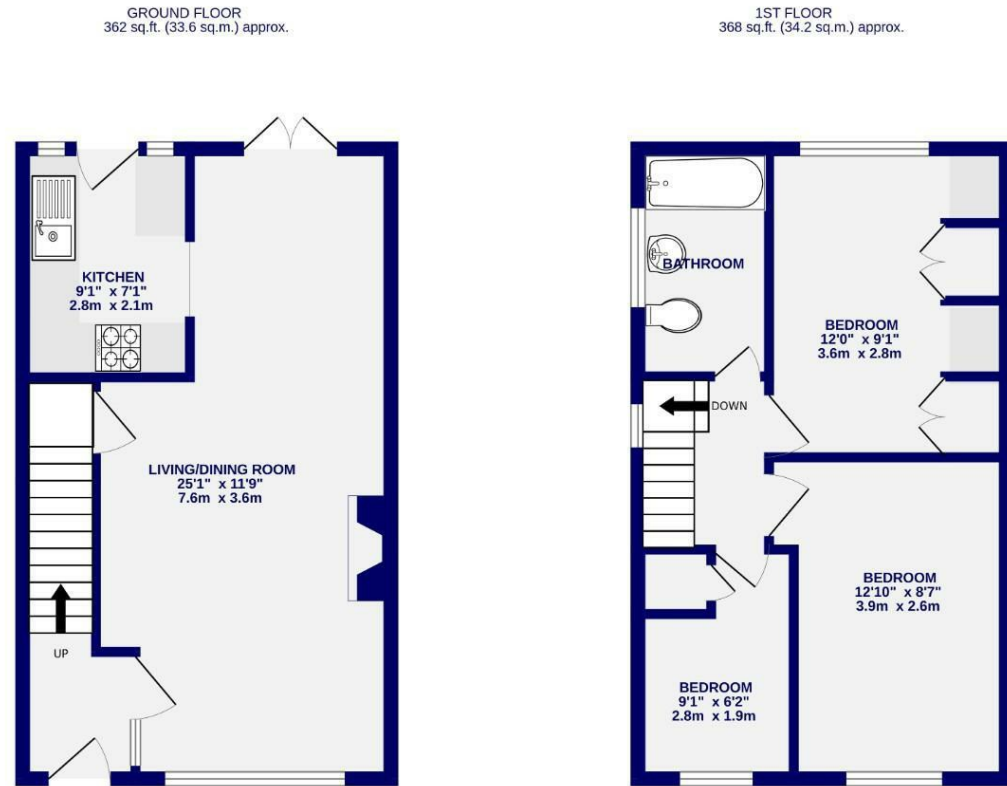




# Caldbeck Close Rawcliffe, York YO30 5QZ

Freehold  
Council Tax Band - C

- Semi Detached
- Three Bedrooms
- No Onward Chain
- Driveway & Garage
- Open Plan Living/ Dining Room
- Modern Kitchen & Bathroom
- EPC C



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

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