



Raven Grove

York

YO26 5PL

£250,000



Situated in a popular residential location, this well presented two bedroom semi detached bungalow offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property opens into a bright and welcoming living room, featuring a contemporary fireplace and ample space for both relaxation and entertaining. To the rear, the fitted kitchen provides a range of wall and base units, generous space, and room for dining, with direct access to the rear garden.

Additionally, there are two well proportioned bedrooms, both enjoying pleasant natural light and neutral décor, alongside a family bathroom fitted with a three piece suite including a shower over the bath.

Externally, the property benefits from an enclosed rear garden designed for low maintenance enjoyment, featuring a paved seating area, raised lawn, and established boundary planting, creating an ideal space for outdoor dining and entertaining. To the front, there is off street parking and a useful attached store providing additional storage.

The home further benefits from gas central heating, double glazing, fitted window coverings, and a well maintained decorative finish throughout.

Offered with no onward chain.





# Raven Grove York YO26 5PL

Freehold  
Council Tax Band - B

- Semi Detached Bungalow
- Two Bedrooms
- Rear Shed With Power
- All White Goods Included
- Quiet Cul-De-Sac
- Off Road Parking
- EPC D
- No Onward Chain

GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the gas/appliances will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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