



Rawcliffe Drive, York

£375,000

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Rawcliffe Drive,
York
YO30 6PD

Est. 1871

£375,000

A newly built home offering a particularly high standard of finish, thoughtfully designed accommodation and excellent energy efficiency, with the considerable advantage of being offered with no forward chain.

Completed to an impressive standard, the house combines the benefits of a brand-new home with an individual design and a quality of finish evident throughout. Energy efficiency has also been an important consideration in its construction, with the property benefiting from an air source heat pump alongside the modern levels of insulation and efficiency expected from a newly built home.

The accommodation extends to approximately 1,166 sq ft and has been arranged over two floors, with generous room proportions and plenty of natural light. A particularly attractive feature is the timber bifurcated staircase, which provides an impressive focal point and leads to the first-floor accommodation.

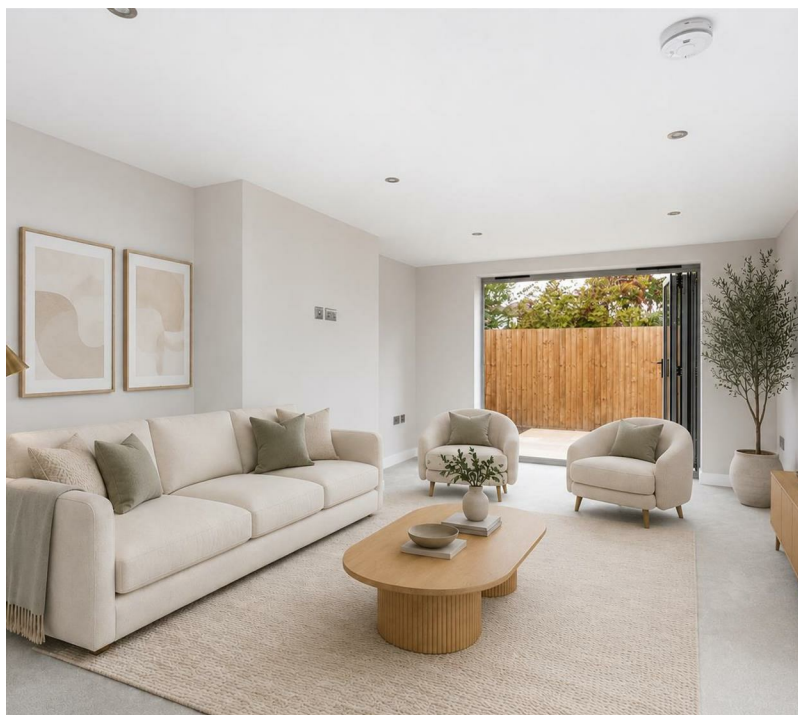
The ground floor is centred around two particularly good-sized living spaces. To the front is a kitchen and dining room, fitted with an attractive range of Shaker-style units, extensive work surfaces and integrated appliances. A separate utility room provides further practicality and additional storage.

To the rear, the sitting room is an excellent size, measuring



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

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over 19ft in length, with bi-folding doors opening directly onto the garden and creating a strong connection between the indoor and outdoor spaces.

A well-appointed bathroom completes the ground-floor accommodation, finished in a contemporary style with a bath and shower above, complemented by attractive tiling and modern fittings.

The first floor provides two substantial double bedrooms, both benefiting from excellent proportions and useful eaves storage. The larger bedroom measures over 19ft in length, while the second extends to over 16ft, giving the first floor an unusually spacious feel for a two-bedroom home.

Externally, the property has off-street parking to the front, while the enclosed rear garden provides a private outdoor space with a paved patio immediately adjoining the house.

Rawcliffe is a well-established and sought-after area to the north of York, offering an excellent balance between access to the city and nearby green spaces. Rawcliffe Bar Country Park, riverside walks and cycle routes are all within easy reach, alongside a wide range of shopping and leisure facilities at Clifton Moor. The area is also particularly well connected, with convenient access to the A19, York outer ring road and Rawcliffe Bar Park & Ride for regular services into the city centre.

With its individual design, generous accommodation, 10 year NHBC guarantee, excellent eco credentials and notably high-quality finish, this is an appealing opportunity to purchase a newly built home in an established residential area of York. Offered with no forward chain, the property is ready for its first owner to move straight into.

Partners:

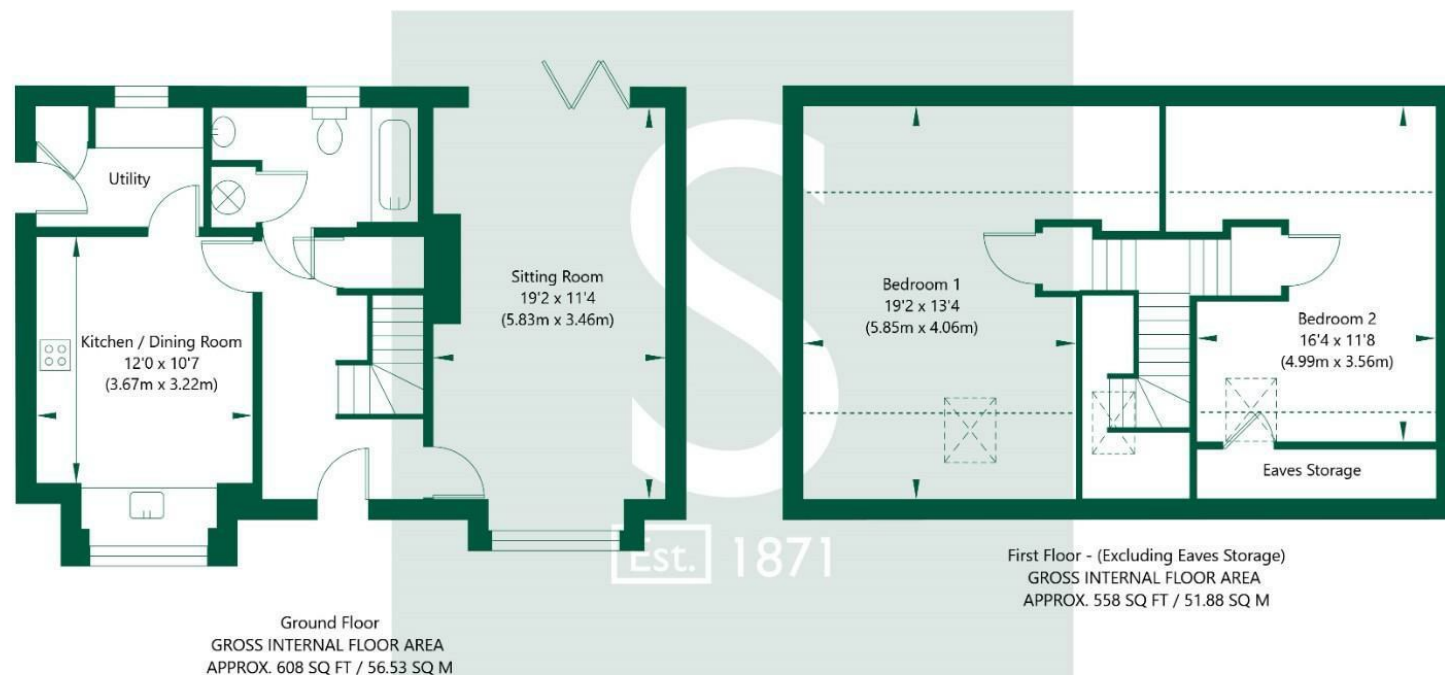
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1166 SQ FT / 108.41 SQ M - (Excluding Eaves Storage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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