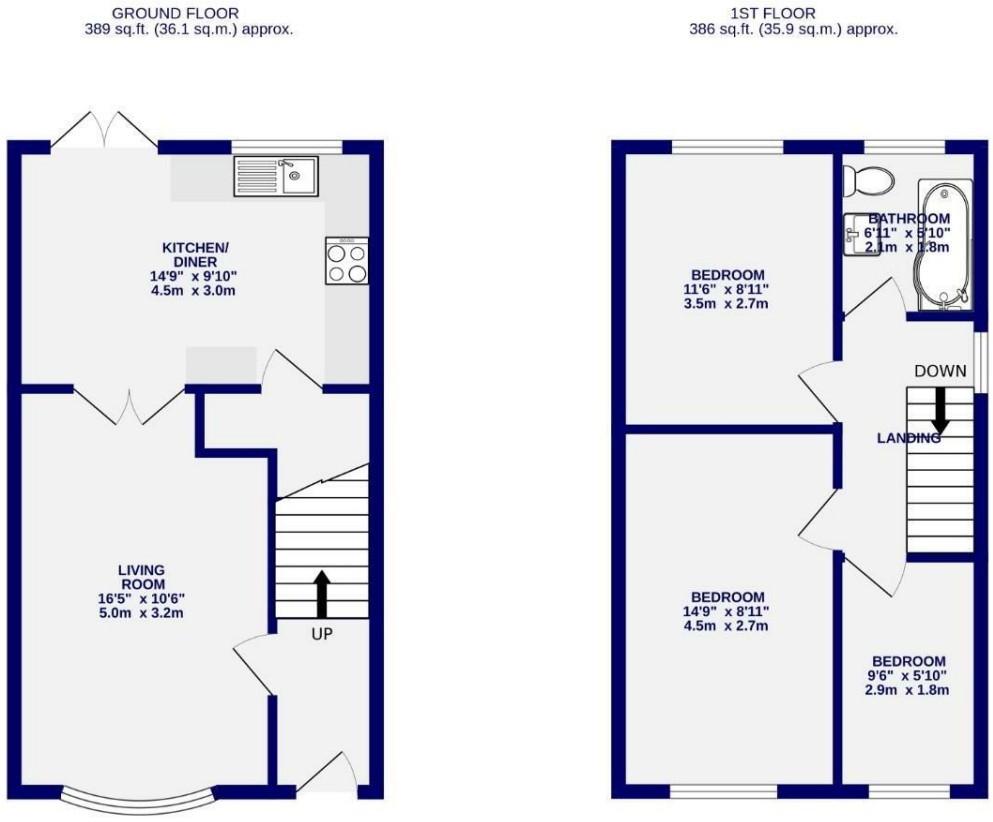


St. Marks Grove
Rawcliffe, York
YO30 5TS

Freehold
Council Tax Band - C

- Stunning Decor Throughout
- Upgraded Kitchen & Bathroom
- Landscaped Garden
- Driveway Parking
- Three Bedrooms
- Sought After Residential Area
- Ideal First Or Family Home
- EPC TBC



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

St. Marks Grove
Rawcliffe, York
YO30 5TS

£320,000

3 1

Situated in the sought-after area of Rawcliffe, within easy reach of York city centre, the train station and the outer ring road, this immaculately presented detached home has been upgraded throughout to create a stylish and contemporary living space.

The ground floor comprises an entrance hall leading into an impressive living room, featuring contemporary wall panelling and a media wall, with French doors opening into the spacious kitchen diner. Fitted with modern shaker-style wall and base units, quartz worktops and integrated appliances, the kitchen provides ample space for dining, with further French doors opening directly onto the rear garden. To the first floor are three well-presented bedrooms, two of which are generous doubles, alongside a beautifully appointed three-piece bathroom suite with a shower over the bath.

Externally, the landscaped rear garden offers a combination of decking and patio seating areas, together with a purpose-built outbuilding at the far end, providing useful storage or potential home office space. The garden is fully enclosed by fenced boundaries, while to the front is a low-maintenance garden and a driveway providing off-street parking for several vehicles.

Offered in excellent condition throughout, early viewing is highly recommended.



