



26 Reighton Avenue, York

York

Guide Price £390,000

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Welcome to 26 Reighton Avenue. Lancaster Samms is delighted to bring to the market this lovely, traditional four bedroomed semi-detached property. Its features include a spacious entrance porch leading to the bay fronted lounge, four bedrooms, two bathrooms and a south east facing garden.

The modern fitted kitchen has matching base and wall units with worktops over, gas hob, electric oven, and integrated dishwasher with space for a washing machine. There is a breakfast bar and space for a dining table and sofa. Patio doors lead to the rear garden.

Stairs from the entrance porch lead to the first floor landing with four well-proportioned bedrooms, serviced by a family bathroom and a second shower room.

Externally to the front of the property is a low maintenance driveway providing off street parking for two vehicles. This leads to the garage with electric roller door.

To the rear is a remarkably private, charming south east facing garden with lawn, patio area, shed and fenced boundaries.

LOCATION

Reighton Avenue is located in the popular suburb of Rawcliffe, just under two miles from the city centre. Transport links into the city are excellent as the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema, a new library with coffee shop and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are also located a short distance away.





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DIRECTIONS

Leaving York City Centre on Bootham, continue to the traffic lights at Clifton Green. Continue straight, past the church and at the second set of lights, bear right onto Rawcliffe Lane. Continue past Bootham Junior School and take the fifth turning on your right into Reighton Avenue where No26 can be found on your right hand side.

COUNCIL TAX

City of York Council Tax - Band B - £1765.48 for 2026/2027

Council Tax band: B

Tenure: Freehold

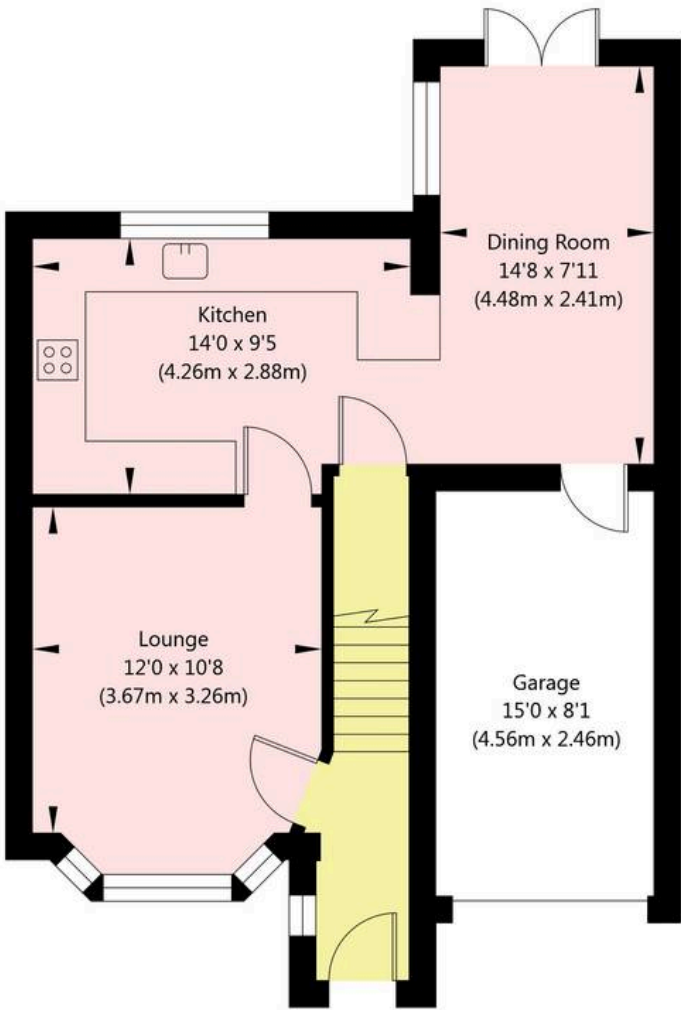
EPC Energy Efficiency Rating: D



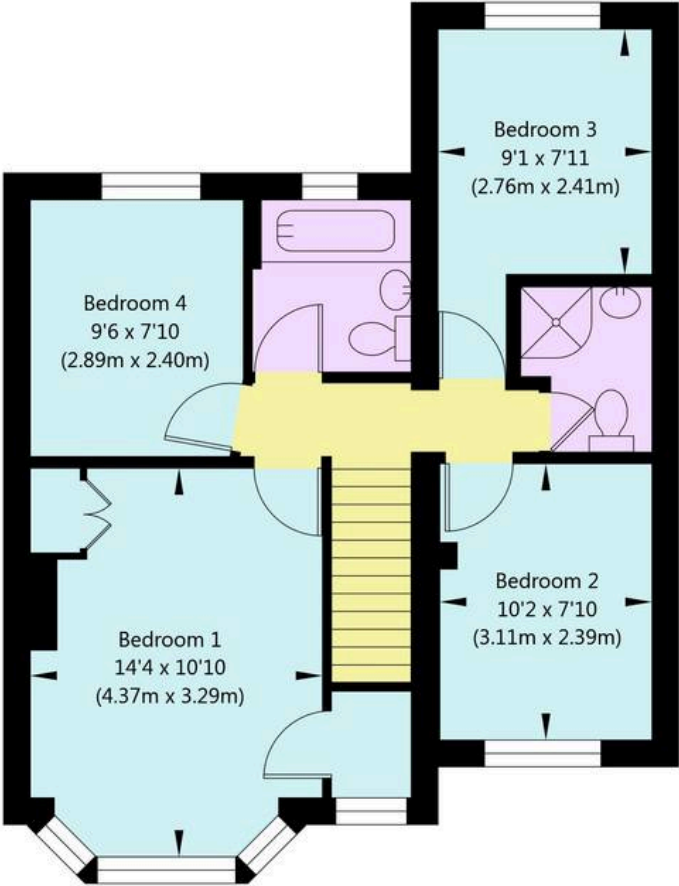




26 Reighton Avenue, Rawcliffe, York, YO30 5QN



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 460 SQ FT / 42.71 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 554 SQ FT / 51.43 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1014 SQ FT / 94.14 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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