Ashtons

Rawcliffe Croft, Rawcliffe, York, YO30 5US

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£325,000

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Nestled in the ever-popular residential area of Rawcliffe, just to the north of York, this beautifully maintained detached bungalow occupies a generous plot and is ready to move into. Lovingly cared for and thoughtfully improved by the current owner, it presents an excellent opportunity for those looking to downsize without compromise or secure a home in this well-regarded location. There is also clear scope for further extension, subject to the necessary consents.

Offered with no onward chain, the property is ideally positioned close to a range of local amenities including shops, cafés and regular bus routes into the city, along with scenic riverside walks into York.

Internally, a welcoming entrance hall leads through to a spacious living room positioned at the front of the property, where a large window allows natural light to pour in, creating a bright and comfortable setting. To the rear, the fitted kitchen is arranged with shaker-style wall and base units, generous worktop space and a selection of integrated appliances.

The accommodation includes two well-proportioned double bedrooms, one of which enjoys direct access via patio doors into a light-filled conservatory overlooking the garden. A three-piece shower room completes the internal layout.

Externally, the north-west facing rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn, gravelled sections and multiple patio seating areas, all enclosed for privacy. A useful garden shed provides additional storage.

To the front, there is driveway parking and a single garage with power. With no onward chain and a highly desirable setting, early viewing is highly recommended.

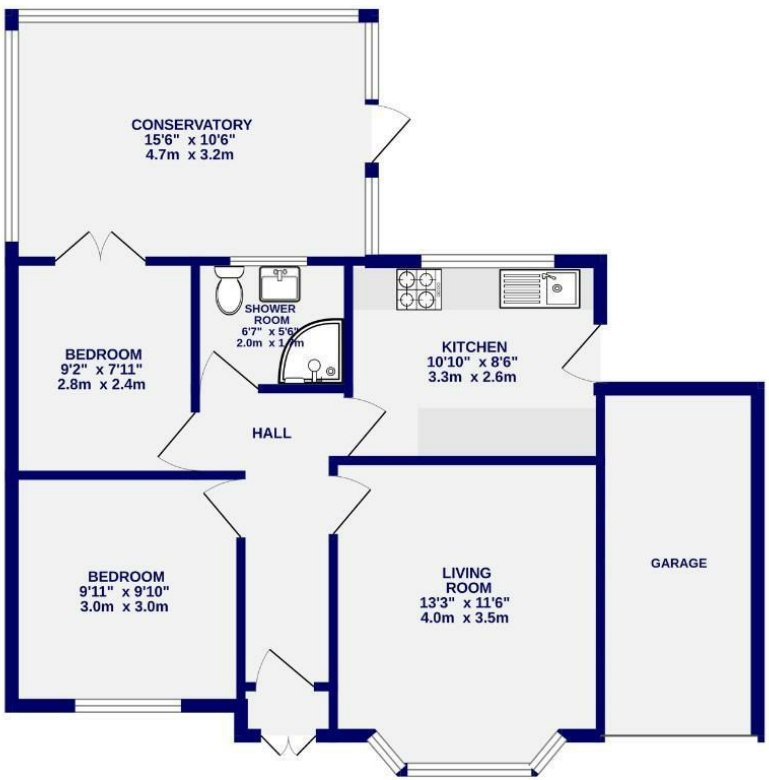
Council Tax Band C

Rawcliffe Croft, Rawcliffe, York, YO30 5US

Freehold
Council Tax Band - C

- Detached Bungalow
- Immaculate Presentation Throughout
- Two Double Bedrooms
- Conservatory
- Driveway Parking
- Popular Residential Area
- No Onward Chain
- EPC - D

GROUND FLOOR
774 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (72.0 sq.m.) approx.

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