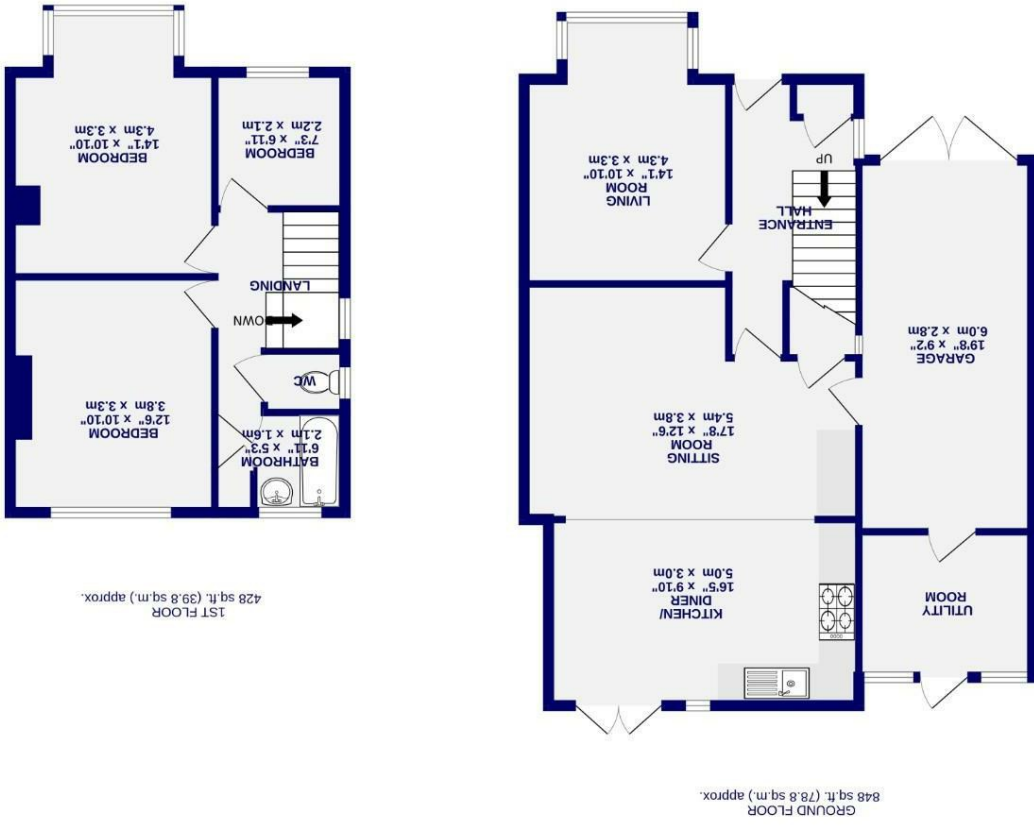


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- EPC D
- Move In Condition
- Driveway & Garage
- South East Facing Garden
- Extension
- Rear Kitchen/ Dining Room
- Three Bedrooms
- Period Semi Detached House

Freehold
Council Tax Band - C

Melton Avenue Rawcliffe, York YO30 5QG



Melton Avenue
Rawcliffe, York
YO30 5QG

£375,000



A well presented and extended three bedroom semi detached home, set within this highly popular part of Rawcliffe, close to excellent local amenities and well regarded schools. Offering a light and spacious layout with a modern open plan feel, this is an ideal family home ready to move into, with no onward chain.

The property is entered into a welcoming hallway which leads through to a spacious front living room, featuring a bay window and gas fire, creating a comfortable and cosy space.

To the rear sits the heart of the home, a superb extended kitchen dining living area designed for modern family living. The space benefits from an elevated sloping ceiling and French doors opening out to the rear garden, allowing plenty of natural light. The kitchen offers a range of quality fitted units with integrated oven, gas hob, fridge, dishwasher and extractor, with ample space for a large dining table and a further seating area centred around a log burning stove.

The kitchen also provides access into the garage, which has power and lighting, and in turn leads to a useful utility room with additional storage, second sink and space for laundry appliances, with a door out to the garden.

To the first floor are two well proportioned double bedrooms, a further single bedroom and a family bathroom fitted with a white suite and shower over the bath, along with a separate w.c.

Externally, the property benefits from a driveway providing off street parking for two vehicles. To the rear is a well maintained and private garden, mainly laid to lawn with mature trees to the boundary, offering an excellent space to relax or entertain.

