



RAINSBOROUGH WAY, YORK

16 Rainsborough Way, York, North Yorkshire, YO30 6QB

PETER  
MOODY  
& COMPANY

## RAINSBOROUGH WAY, YORK

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- Modern Semi Detached House
- 2 Double Bedrooms
- Modern Bathroom
- Cloakroom/WC
- Lounge/Dining Room
- Modern Kitchen
- Enclosed Lawned Rear Garden
- Off Street Parking
- New UPVC Double Glazing

York City Centre 1¼. Miles. York Railway Station 1½. Miles Leeds City Centre 31 Miles

### Description

An attractive modern semi-detached house situated in the highly sought after Rawcliffe area of York. The accommodation is laid out over two floors and benefits from gas central heating and recently installed UPVC double glazing. To the ground floor an entrance door leads into the hall with walk in cloaks cupboard and cloakroom/WC. Further doors lead off to the kitchen with range of fitted units and the spacious living room with French doors to the garden. On the first floor are two double bedrooms and a house bathroom with a modern three-piece suite. Externally there is off street parking at the rear of the property and an enclosed, lawned garden. The property would make an excellent first time or investment purchase and an early viewing is strongly recommended.

### Location

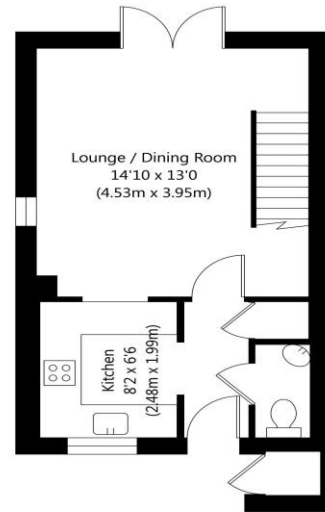
Rainsborough Way lies just over one mile to the north of York city centre and enjoys easy access to the outer ring road and Clifton Moor retail park. Regular buses operate from the area and York railway station has services to London taking less than 2 hours.

### What The Seller Says

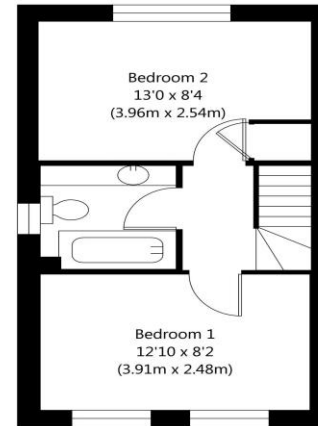
"I bought this as my first home and immediately loved how bright and open it feels with natural light coming through. One of the biggest highlights is opening the French doors in summer and having my own private space to relax in outside. The location is great and an easy walk from the centre (with a bus stop round the corner for when it's tipping it down!). This has been a great home for me, easy to look after and with everything I need close by."



# FLOOR PLANS



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 301 SQ FT / 27.95 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 300 SQ FT / 27.89 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 601 SQ FT / 55.84 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>87 B</b>
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		