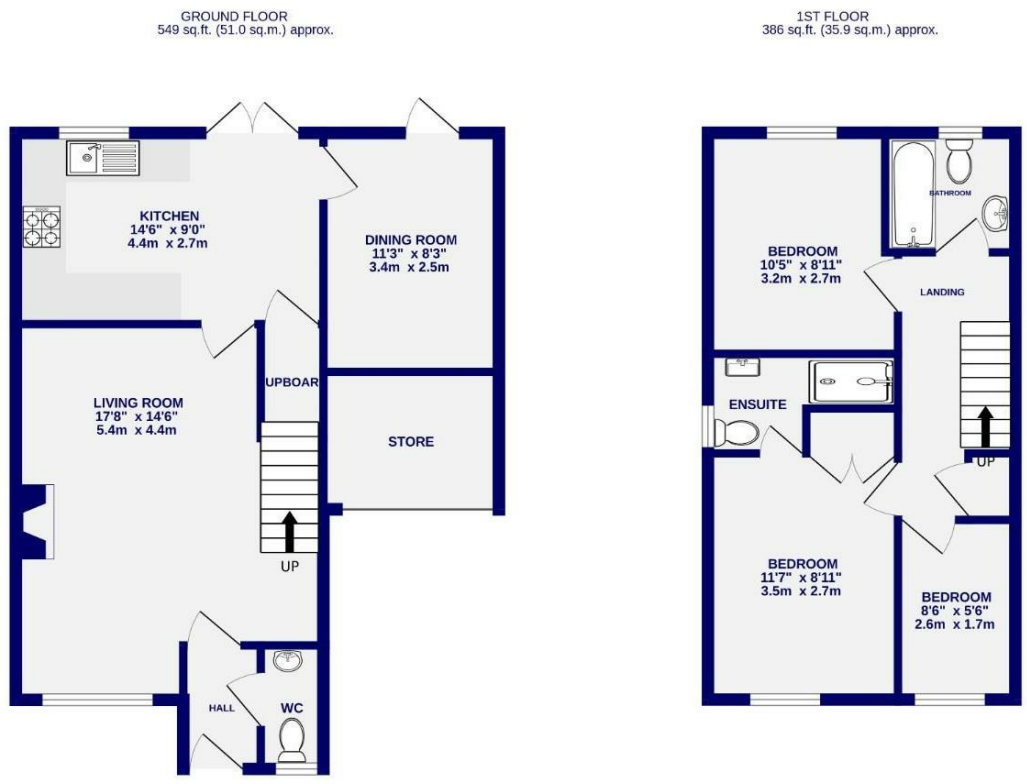
Kensington Road
Rawcliffe, York
YO30 5XG

Freehold
Council Tax Band - D

- Detached Family Home
- Spacious Accommodation Throughout
- Three Bedrooms
- Two Reception Rooms
- Bathroom, Ensuite & W.C/Cloakroom
- Garage & Driveway
- EPC- D



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Guide Price £325,000

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A beautifully presented three bedroom detached home, located within the highly sought after Rawcliffe area of York, just inside the outer ring road. Offering stylish and well balanced accommodation throughout, this modern home is perfectly suited to contemporary family living.

Internally, the property offers a bright and welcoming entrance leading through to a spacious living room filled with natural light. To the rear is a superb fitted kitchen with high quality integrated appliances and ample workspace, flowing through to a dining area creating an ideal space for everyday living and entertaining. A ground floor W.C completes the accommodation.

To the first floor, the property offers three well proportioned bedrooms. The principal bedroom benefits from a modern en suite shower room, whilst a further double bedroom and a generous single bedroom are served by a contemporary family bathroom.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring a spacious decked terrace, ideal for outdoor dining and relaxation.

To the front, a generous driveway provides off street parking for multiple vehicles and leads to a secure garage, with the added benefit of an EV charging point.

Situated in a prime residential location, the property offers excellent access to Clifton Moor retail park, York Park and Ride and a range of local amenities, as well as convenient links to York city centre.

An immaculately presented home offering modern living in a highly desirable location, early viewing is highly recommended.