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# 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
- Purpose Build Home Office
- EPC- D



1st Floor: 396 sq. ft. (35.9 sq. m.) approx.



Ground Floor: 756 sq. ft. (70.2 sq. m.) approx.

TOTAL FLOOR AREA: 1142 sq. ft. (106.1 sq. m.) approx.  
 Which always has been made to ensure the accuracy of the floor plan. Measurements of rooms and any other areas are approximate. It includes the main garden area and the driveway. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only.



Kensington Road  
Rawcliffe, York  
YO30 5XG

Offers Over £350,000



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, further enhanced by a private garden office ideal for remote working.

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. A standout feature is the private garden office, providing a versatile space perfect for home working, hobbies or additional storage.

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.

