



6 Rawcliffe Way,  
York, North Yorkshire YO30 5UP

Guide Price £375,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic contemporary three-bedroom semi-detached bungalow, located in a quiet cul-de-sac, just to the south/west of York, in the highly sought after location of Rawcliffe. Well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. As soon as you enter this property you know you are viewing something rather special. This stunning property, has been totally renovated and extended by the current owners, creating a bright and spacious stylish family home, which will appeal to a multitude of purchasers including young professional couples, single buyers and those looking to retire. The accommodation briefly comprises; Entrance Hall with doors leading to all the rooms. To the right, we find a fabulous versatile living space, containing a modern bespoke, dark grey kitchen with a central island, granite worktops and a full complement of integral appliances, plus a utility room can also be found, providing lots of extra storage. The living area has ample space for a table and chairs and bi-folding doors leading to the garden. From the hallway, we find a handy study, perfect for those working from home and three double bedrooms, one with an en-suite and one with a walk in wardrobe/dressing room. Also a luxury contemporary bathroom, with a white four piece suite, including a free standing bath and a separate cloakroom completed this home. Outside to the front is a driveway providing ample off-street parking and side access into the bungalow. To the rear, the house enjoys a sunny aspect enclosed fenced garden, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. Plus a paved patio, perfect for outside entertaining. In summary, this excellent property, provides an exceptional opportunity to secure a home in the very popular location of Rawcliffe. Ideally placed for the commuter, lying approximately four miles from York city centre, with regular bus routes and within easy reach of the York outer ring road and the Poppleton station. An early internal inspection is highly recommended to fully appreciate this superb modern home.

**Rawcliffe Way is a popular address located in the suburb of Rawcliffe, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield**



### Entrance Hall

Side entrance door, airing cupboard with wall mounted boiler\* and radiator\*. Door to the garden. Doors leading to...

### Study

6' 1" x 4' 5" (1.85m x 1.35m)

Double glazed windows to side aspect and radiator\*.

### Cloakroom

Modern suite in white comprising; Wash hand basin with mixer taps and low level wc.

### Kitchen

Fabulous contemporary bespoke kitchen with an attractive range of dark grey base and wall mounted units with matching quartz work preparation surfaces over, inset sink with mixer taps, integral appliances include Bosch electric ovens\*, 5 x gas hob\*, extractor hood\*, dishwasher\*, central island with breakfast bar, space for an upright fridge/freezer\*, down lighting and upright radiator\*. Opening to....

### Living Area

23' 5" x 19' 4" (7.13m x 5.89m)

Double glazed bi folding doors to rear aspect and window to side, wall mounted tv point\*, ample space for a table and chairs and upright radiator\*.

### Utility room

Plumbing for a washing machine\*, space for a dryer, ample storage and down lighting.

### Bedroom 1

13' 6" x 10' 4" (4.11m x 3.15m)

Double glazed windows to front aspect, built in wardrobes and radiator\*.

### Bedroom 2

10' 11" x 11' 7" (3.32m x 3.53m)

Double glazed windows to front aspect, walk in wardrobe/dressing space, wall mounted tv point\* and radiator\*.

### Bedroom 3

13' 6" x 10' 4" (4.11m x 3.15m)

Double glazed windows to rear aspect, wall mounted tv point\* and radiator\*. Door leading to...

### En-suite

7' 8" x 2' 11" (2.34m x 0.89m)

Modern suite in white comprising; Shower cubicle with electric shower\*, wash hand basin with mixer taps, low level wc, down lighting and heated rail\*.

### Bathroom

8' 5" x 7' 3" (2.56m x 2.21m)

Modern suite in white comprising; Shower cubicle with mains shower\*, free standing bath with mixer taps, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to side aspect and heated rail\*.



## Outside

Outside to the front is a driveway providing ample off-street parking and side access into the bungalow. To the rear, the house enjoys a sunny aspect enclosed fenced garden, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. Plus a paved patio, perfect for outside entertaining. To further compliment the garden we find a pond and a garden shed.

## Agents Note

Epc rating D, Council tax band C.

Broadband supplier: Virgin media.

Broadband speed: Super fast Gig 1.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.



## Energy performance certificate (EPC)

6, Rawcliffe Way  
YORK  
YO30 5UP

Energy rating

**D**

Valid until:

**12 March 2029**

Certificate number:

**0460-2837-7874-9291-4921**

Property type

Semi-detached bungalow

Total floor area

56 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



**Bishops Personal Agents**

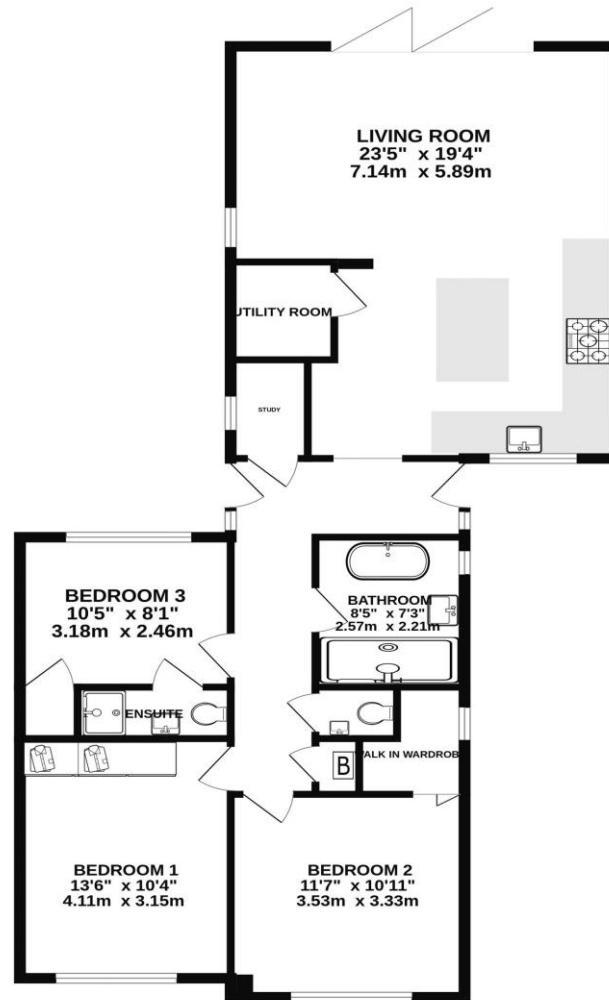
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GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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