



## Cayley Close, York, YO30 5PT

- Beautifully Presented Mid-Terrace In A Quiet Cul-De-Sac
- Bright Open-Plan Living Space
- Single Garage For Parking Or Storage
- Council Tax Band B

- Prime Rawcliffe Location With Fast Access To Clifton Moor
- Two Good Bedrooms And A Modern Shower Room
- Low-Maintenance Garden Space

**£240,000**



# Cayley Close, York, YO30 5PT

## DESCRIPTION

A beautifully presented two-bedroom mid-terrace home set in a quiet cul-de-sac on Cayley Close in Rawcliffe, offering immaculate interiors, a landscaped low-maintenance garden, and a private garage. Ideally located for Clifton Moor, York city centre, and the ring road, this property combines peaceful residential living with excellent transport links.

Positioned in one of Rawcliffe's most desirable and quiet locations, this modern home has been maintained to a superb standard throughout. The ground floor features a bright and spacious open-plan living room leading to a well-appointed kitchen with direct access to the rear garden. Upstairs are two generous bedrooms and a contemporary shower room, all finished in a clean, neutral style that will appeal to a wide range of buyers.

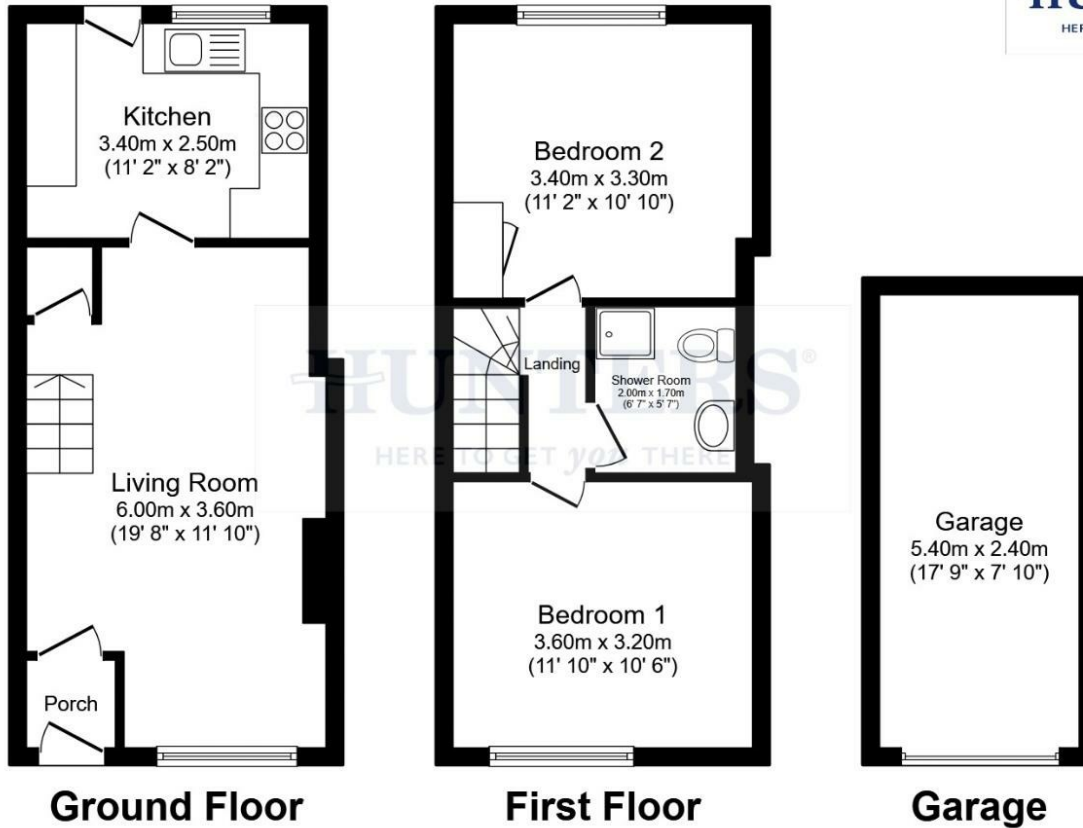
The rear garden is a standout feature: a beautifully landscaped, private outdoor space with stone paving, gravel seating zones, and modern grey fencing. It offers the perfect setting for outdoor dining, entertaining, or simply relaxing in a peaceful environment.

A single garage provides secure parking or additional storage — a valuable asset in this part of York.

Cayley Close is exceptionally well placed for everyday convenience. Clifton Moor's shops, supermarkets, cafés, gyms, and leisure facilities are just moments away, while York city centre is easily accessible via the A19. The nearby A1237 ring road offers excellent connections for commuting across the wider region. This combination of a quiet residential setting with superb access to local amenities and transport links makes the location highly sought after.







Total floor area 74.3 sq.m. (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

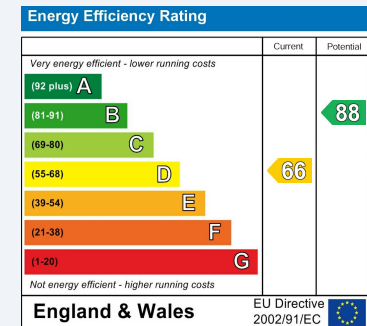
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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