

The Garlands, Rawcliffe, York

£425,000

Stephensons
estate agents & chartered surveyors

The Garlands, York YO30 6NZ

Est. 1871

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A wonderful and tactful renovation of a charming semi-detached home, situated within one of York's most sought-after areas, and offered with no onward chain.



Over the last six years, this home has undergone an extensive programme of renovation, being thoughtfully improved to retain the charm of a period home. The property has been extended significantly to the side, adding further space to the kitchen diner, alongside a utility room, gym/store, two further bedrooms and a cloakroom W.C.

On approach, the original arch doorway leads into a generous reception hall. The living room has been cleverly refined, with bespoke arched shelving and cabinets built into the alcoves mirroring the front door. An original fireplace proves to be the focal point, with large bay window filtering in natural light. The kitchen diner was overhauled in 2022 with Cookhouse Design York, featuring quartz worktops, traditional Belfast sink with brass mixer tap, a stunning central island with solid wood worktops and breakfast bar. Furthermore, the kitchen is equipped with a range of wall and base units for storage, integrated appliances throughout, a charming gas-fired AGA, a practical under stairs pantry and finally complimented by a useful utility room to the side. A formal dining room sits adjacent, with new flooring and bay window to the rear, with door opening





Tenure: Freehold
Broadband Coverage: Up to 10000* Mbps download speed
EPC Rating: D - 65
Council Tax: D - City of York
Current Planning Permission: No current valid planning permissions

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out onto the rear garden. To complete the downstairs layout, a home gym/store can be located through the utility room, and can be accessed by the garage door.

A charming traditional timber staircase with turned wooden spindles and matching wooden handrail leads up to a split-level first floor landing. The principal bedroom lies to the front of the home, painted in Sulking Room Pink by Farrow & Ball, and improved with bespoke built-in wardrobes and shelving. The secondary bedroom is equal in proportion, with further wardrobes and a bay window overlooking the rear garden. The original third bedroom can be used as a flexible space, working as a nursery/children's bedroom or as an office/study for those who work remotely. A four-piece bathroom was inspired by a spa trip to Bali in 2019, recreated with the use of a stone sink, reclaimed wood panelling and slate in the shower. A traditional claw foot roll-top bath, overhead 'Rainfall' shower and W.C. complete the bathroom. Two further bedrooms were created as part of the double-storey extension, separated by a cloakroom W.C. servicing them both.

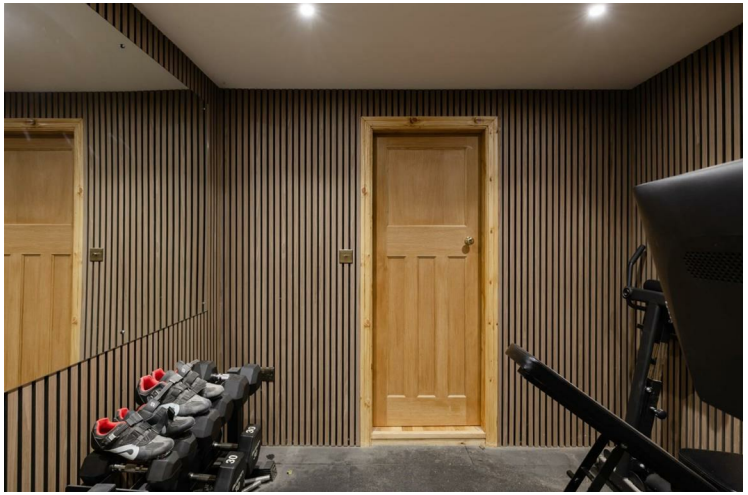
Throughout the property, extensive maintenance has been undertook during the current owners tenure. The ground floor underwent a damp-proof course when purchased in 2020. The boiler has been refitted during the bathroom renovation in 2021. All carpets have been changed to either Westex or Wool material, and the electrics were tested following the extensive upgrades to the kitchen and utility room in 2022.

Externally, the driveway has been block-paved providing off-street parking for a single vehicle, with further parking on-street in front of the house. The rear garden has been a labour of love, mainly laid to lawn with two raised seating areas following the sun. The mature borders have been planted with a range of David Austen roses, fuschias and peonies, blossoming beautifully during the Spring & Summer months. To complete the garden, a pear tree, plum tree and brambles through the conifers supply everything needed for making homemade crumbles in the AGA.


I TOOK HER TO
A SUPERMARKET
I DON'T KNOW WHY
BUT I HAD TO START
IT SOMEWHERE
SO IT STARTED
— THERE
I SAID PRETEND
YOU'VE GOT NO MONEY
SHE JUST LAUGHED
AND SAID OH
YOU'RE SO FUNNY
I SAID — YEAH









Offered with no onward chain, The Garlands is situated within the highly sought-after residential area of Rawcliffe, offering an excellent balance of suburban living and convenient access to York city centre. The location is particularly well placed for a range of local amenities, including shops, supermarkets, schools and leisure facilities, with Clifton Moor Retail Park just a short drive away. Rawcliffe Bar Country Park and picturesque riverside walks provide excellent opportunities for recreation. Commuters are equally well catered for, with convenient access to the A19, A59 and York's outer ring road, alongside regular public transport connections into the city centre. Homestead Park is a ten minute walk from the front door, useful for walking the dog or taking the kids to the playground.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





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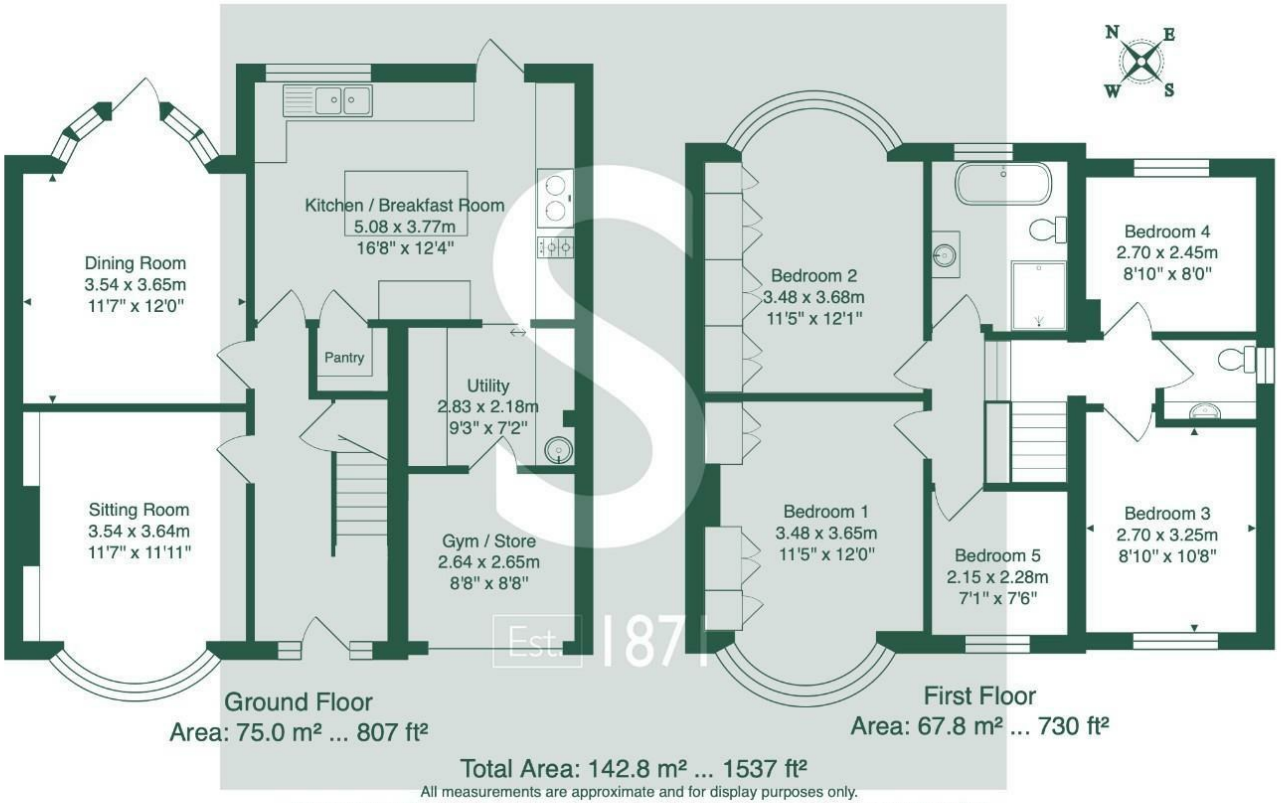
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The Garlands, York, YO30 6NZ



Ground Floor
Area: 75.0 m² ... 807 ft²

First Floor
Area: 67.8 m² ... 730 ft²

Total Area: 142.8 m² ... 1537 ft²

All measurements are approximate and for display purposes only.
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.