



# Hayforth Close Rawcliffe, York YO30 4YE

Offers Over £325,000



Situated in the ever-popular residential area of Rawcliffe, this beautifully presented three-bedroom semi-detached home offers spacious and versatile family accommodation, complemented by attractive gardens, off-street parking and an attached garage. Enjoying a particularly enviable position overlooking a well-maintained green and benefiting from a private rear aspect, this property provides a peaceful setting rarely found within a residential development. Rawcliffe offers an excellent range of local amenities, including shops, cafés, well-regarded schools and regular bus links into York city centre, making it an ideal location for families and professionals alike.

Approached via a driveway providing off-street parking, the property is enhanced by a well-kept front garden that creates an inviting first impression. Internally, the home has been tastefully decorated throughout and offers a practical layout. The spacious lounge provides a comfortable space and allows for a variety of furniture arrangements, while the well-appointed kitchen is fitted with a range of wall and base units offering ample storage and generous worktop space. To the rear, a bright conservatory overlooks the garden and provides an additional reception area, perfect for dining, entertaining or enjoying the changing seasons.

The first floor comprises three well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden enjoys an excellent degree of privacy thanks to mature hedging and features a paved patio seating area, creating an ideal space for outdoor dining and relaxation. The attached garage provides valuable additional storage or secure parking.

Lovingly maintained by the current owners, this property could make a wonderful first home or family property.

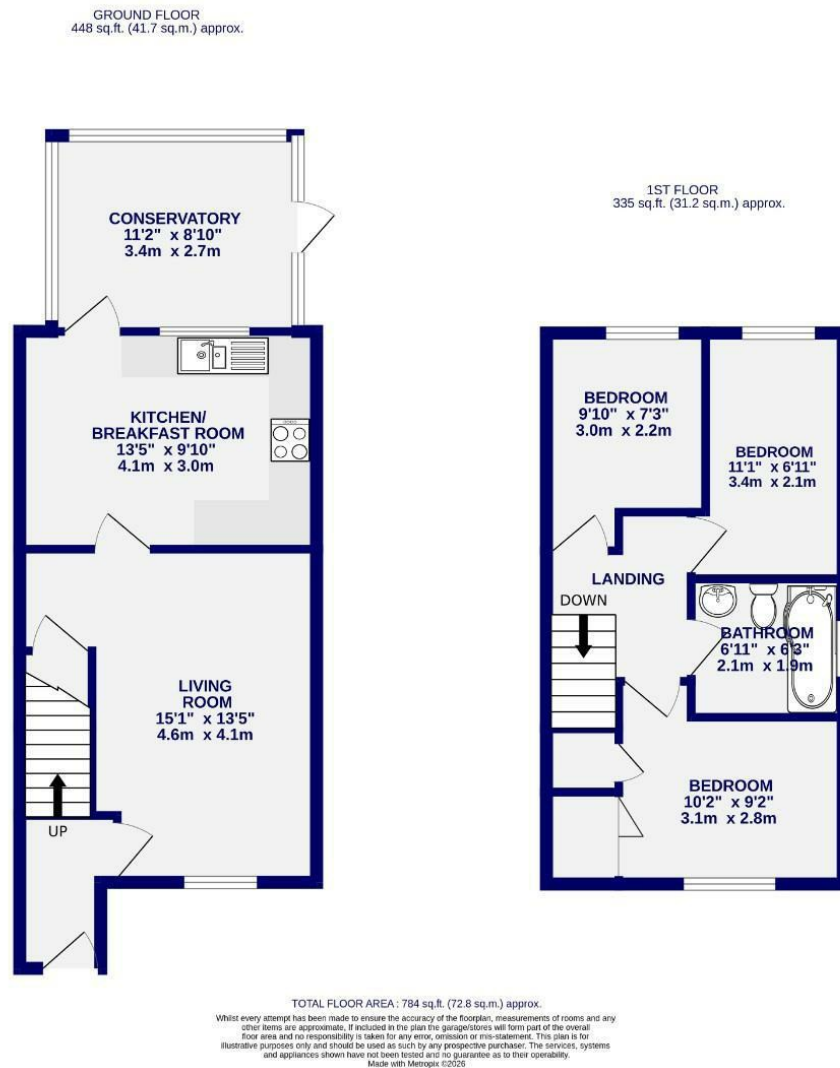




# Hayforth Close Rawcliffe, York YO30 4YE

Freehold  
Council Tax Band - C

- Spacious Semi Detached House
- Three Bedrooms
- Driveway Parking
- Private Aspects Front & Rear
- Conservatory
- Well Presented Throughout
- Ideal First/Family Home
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.