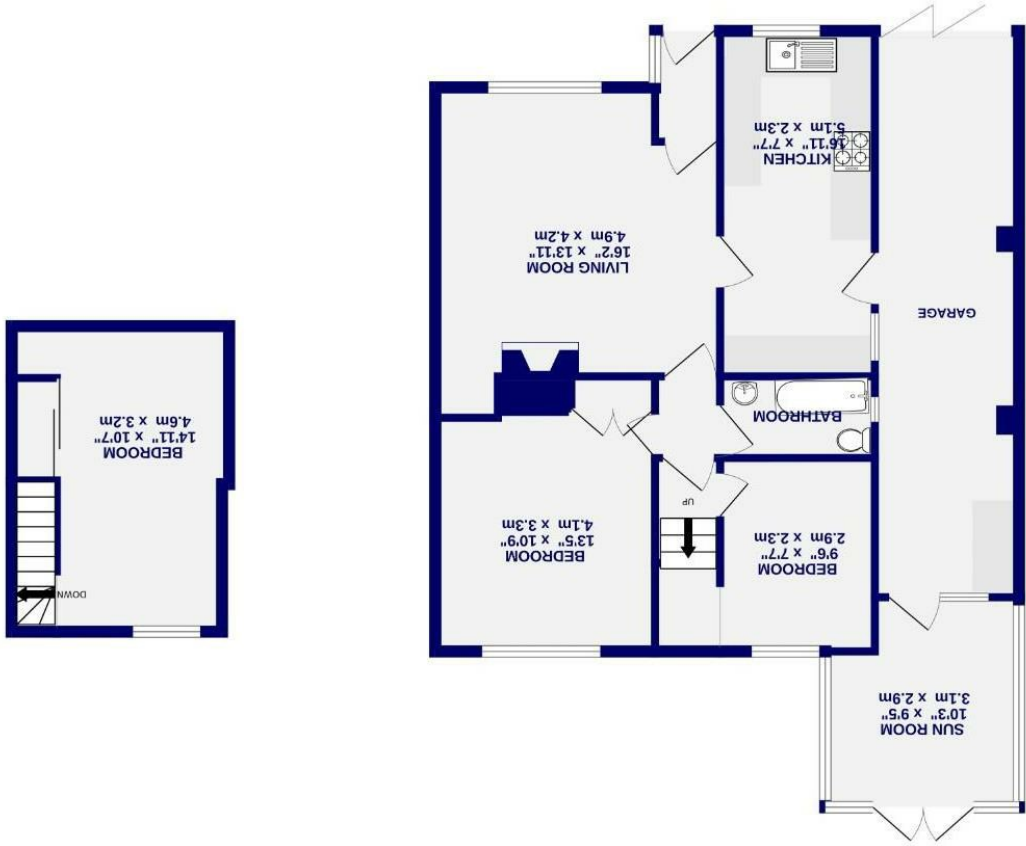


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TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised to take the measurements with part of the overall floor area and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only. 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.



- Semi Detached Dormer Bungalow
- Three Bedrooms
- Well Maintained Throughout
- Popular Residential Area
- Garage & Driveway
- Enclosed Garden
- No Onward Chain
- EPC D

Council Tax Band - C

Grasmere Grove Rawcliffe, York YO30 5SR



Grasmere Grove
Rawcliffe, York
YO30 5SR

£265,000



Situated in the popular residential area of Rawcliffe, just north of York City Centre, is this well-loved and well-maintained three-bedroom dormer bungalow. Nestled in a quiet cul-de-sac on Eastholme Drive, the property offers convenient access to a range of local amenities, including shops and eateries, as well as regular bus connections into the city centre.

Lovingly updated over the years by its current owners, the home offers spacious and versatile accommodation throughout, while still presenting a fantastic opportunity for further modernisation to suit individual tastes.

The internal layout briefly comprises a welcoming entrance hall which leads into a bright and airy reception room, featuring wooden flooring and a large bay window that floods the space with natural light. Adjacent is a fitted kitchen with a range of wall and base units, providing ample storage and worktop space, along with integrated appliances.

The ground floor also hosts two double bedrooms and a well-maintained three-piece family bathroom, cleverly designed with a frosted glass wall that allows additional light into the space. Completing the internal accommodation is a third double bedroom on the first floor, which benefits from generous built-in storage.

To the rear of the property, there is a longer-than-average single garage with a bifold door, skylight, and an attached conservatory/garden room—ideal as a hobby space or for additional entertaining. Externally, the west-facing rear garden is a true highlight: mainly laid to lawn, it also features well-stocked flowerbeds, patio areas, and is fully enclosed by fencing and hedging for privacy. The front of the property offers additional garden space and driveway parking.

A much-loved home offered with no onward chain, this property is ideal for buyers looking to put their own stamp on a spacious and well-located home. Early viewing is highly recommended.

Council Tax Band- C

