



Minchin Close  
Rawcliffe, York  
YO30 5GL

£300,000



Located in the popular residential area of Rawcliffe, situated to the north of York, is this immaculately presented and recently upgraded two bedroom semi-detached home. Occupying a generous plot and offered with no onward chain, the property would make an ideal first purchase for a range of buyers. Rawcliffe is well served by a variety of local amenities including shops, eateries and regular bus services, with York city centre and the train station easily accessible.

Internally, the property opens into an entrance hall which leads through to a bright and welcoming living room, featuring hardwood flooring and a glazed internal door that allows natural light to flow through to the kitchen at the rear. Modern in design, the kitchen is fitted with stylish Shaker-style wall and base units, contemporary worktops and sleek black fixtures and fittings, along with a range of integrated appliances and space for freestanding white goods. To the first floor are two well-proportioned double bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from a generous south-facing garden which is predominantly laid to lawn with neatly maintained flowerbeds and enclosed by fence boundaries. A decked seating area provides an ideal space for outdoor dining, while additional space to the side of the property offers excellent potential for extension, subject to the relevant planning permissions. To the front of the property is a driveway providing off-street parking for multiple vehicles.

Offered with no onward chain and with the potential to be sold fully furnished, subject to offer level, early viewing is highly recommended to fully appreciate the condition, space and location on offer.

Council Tax Band C





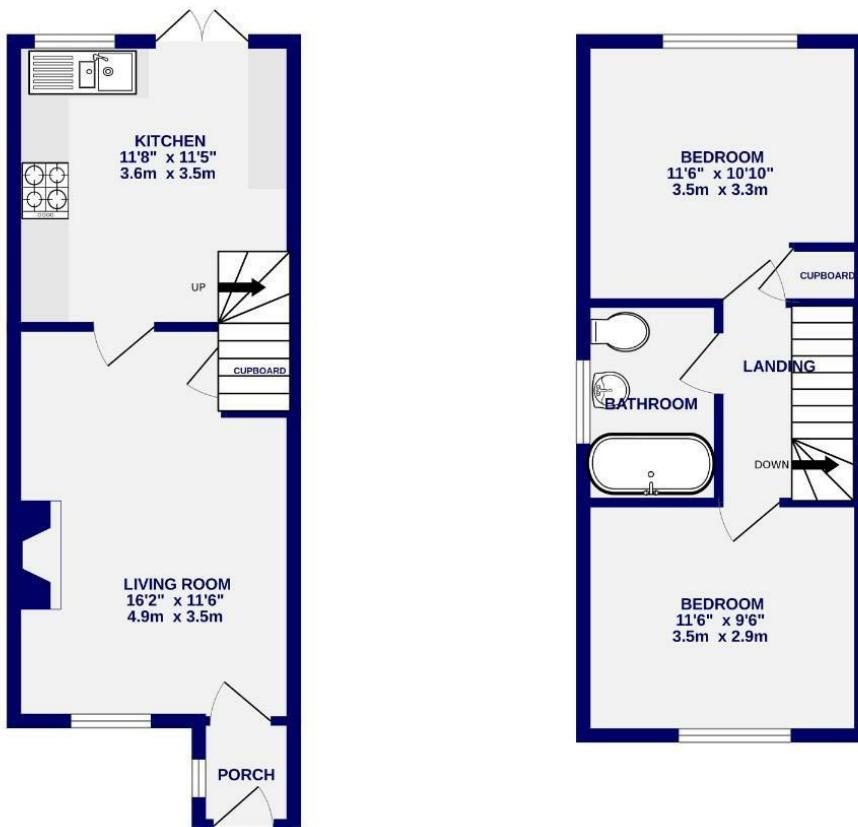
# Minchin Close Rawcliffe, York YO30 5GL

Freehold  
Council Tax Band - C

- Semi Detached House
- Two Double Bedrooms
- First Floor Bathroom
- Modern Presentation Throughout
- Sought After Location
- South Facing Garden
- No Onward Chain
- EPC C

GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.  
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