



# Kensington Road Rawcliffe, York YO30 5XG

£340,000



Tucked away at the end of a peaceful cul-de-sac, this well presented home enjoys a fantastic position within a popular and highly convenient residential area. With local amenities close by, excellent transport links and easy access to the city centre, it offers a great opportunity for families or those needing to travel out of York, as it is well positioned for access to the outer Ring Road and A1(M).

A porch opens into a entrance hall. The lounge is a bright and inviting space, complete with a contemporary fire surround and handy built-in storage. An arched entrance flows through to the dining room, where patio doors lead out to the rear garden.

The kitchen is fitted with modern cabinetry and ample worktop space, with a separate utility room providing further storage, space for appliances and access to the outdoors. There is also a downstairs WC for added convenience.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the second bedroom is also a comfortable double with built-in storage. The third bedroom is a versatile room that can easily lend itself to a home office or nursery if preferred.

Externally, the rear garden is private and enjoys a pleasant backdrop of mature trees and planting, mainly laid to lawn for easy maintenance. To the front, there is driveway parking, a garden area and an integral garage.

A wonderful opportunity to secure a spacious home in a quiet yet well-connected setting, ideal for a range of buyers. Offered with no onward chain, early viewing is highly recommended.

\*A selection of rooms have been dressed using AI for illustrative purposes.\*

Council Tax Band D



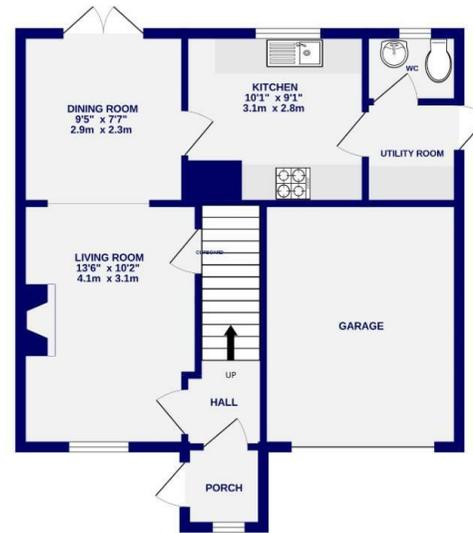


# Kensington Road Rawcliffe, York YO30 5XG

Freehold  
Council Tax Band - D

- Detached Family House
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Garage & Driveway
- Enclosed Garden
- Sought After Residential Setting
- No Onward Chain
- EPC C

GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storerooms will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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