



1 Rawcliffe Avenue,
York, North Yorkshire YO30 5QD

Guide Price £279,950


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Are you looking for a two-bedroom semi-detached house, in a quiet cut-de-sac? Then this charming well-presented home in Rawcliffe Avenue, could be just for you! Bishops Personal Agents offer for sale just a short distance out of the city of York, a fantastic opportunity to purchase a two-bedroom semi-detached home. Offering the best in city suburb living, located in a quiet street just to the west of York in Rawcliffe, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. There are also lake side walks, full of wildlife, just a short stroll away, perfect for dog walkers or an afternoon stroll. Spread over two floors, offering a balance of quaint and charming features, in one of York's most popular locations, this home will appeal to a variety of purchasers, including first-time buyers, professional couples and those looking to retire into their forever home. The ground floor accommodation comprises; Side Entrance lobby with a staircase to the first floor. Doors lead us into the reception rooms. To the right, we find the cosy bay fronted living room, the focal point being the feature fireplace, with a wood burning stove set on a tiled hearth. Forwards from the lobby into kitchen-breakfast room, with a range of cottage style units and ample space for a table and chairs, perfect for a morning coffee or evening meal. French doors lead from the kitchen into the rear conservatory, this versatile living space is ideal for those who like entertaining and dinner parties. Further French doors lead out into the garden. From the stairwell to the first-floor landing, are two well-proportioned bedrooms and a bathroom completing this lovely home. Externally to the front, we find a garden area and ample off-street parking on block paved drive. To the rear, via a side gate the house enjoys a fabulous enclosed fenced garden, laid to lawn, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers who like pottering in the garden, plus paved patio areas, just right for outside entertaining. We also find garden sheds and a quiet sitting area to the end of the garden. In summary, this excellent charming property, provides an exceptional opportunity to secure a home in the very popular location of Rawcliffe. Ideally placed for the commuter, lying approximately two miles from York city centre, with regular bus routes and within easy reach of the York outer ring road and the Poppleton station, to take you to Harrogate, Leeds and York. Sold with no onward chain! An early viewing comes highly recommended, not to miss out!

Rawcliffe Avenue is a popular address located in the suburb of Rawcliffe, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield



Side Entrance Lobby

Upvc door and radiator*. Staircase to first floor accommodation. Doors leading to...

Living Room

12' 10" x 12' 2" (3.91m x 3.71m) Into bay Double glazed bay windows to the front aspect, feature fireplace with a wood burning stove*, set on a tiled hearth, picture rail, tv point* and radiator*.

Kitchen/Breakfast Room

12' 11" x 8' 2" (3.93m x 2.49m)
The kitchen is fitted with a range of cottage style wall and floor mounted units with matching work preparation surfaces over, steel sink with mixer taps, electric oven and grill *, electric hob*, plumbing for washing machine* and radiator*. Double glazed windows to the side aspect and French doors leading to...

Conservatory

8' 1" x 7' 10" (2.46m x 2.39m)
Double glazed wooden conservatory with French doors leading to the garden.

First Floor Landing

Loft hatch. Doors leading to...

Bedroom 1

12' 11" x 12' 10" (3.93m x 3.91m)
Double glazed bay windows to the front aspect, picture rail and radiator*.

Bedroom 2

9' 7" x 8' 0" (2.92m x 2.44m)
Double glazed windows to the rear aspect, picture rail, alcove cupboard with wall mounted boiler* and radiator*.

Bathroom

5' 1" x 4' 9" (1.55m x 1.45m)
Modern white suite comprising; Panelled bath with mains shower over*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to the rear aspect and radiator*.

Outside

Externally to the front, we find a pretty garden area and ample off-street parking, on block paved drive. To the rear, via a side gate the house enjoys a fabulous enclosed, fenced garden, laid to lawn, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers who like pottering in the garden, plus paved patio areas, just right for outside entertaining. We also find garden sheds and a quiet sitting area to the end of the garden.

Agents Note

EPC Rating C. Council tax band B.

Broadband supplier: Talk Talk and Virgin Media, not connected.

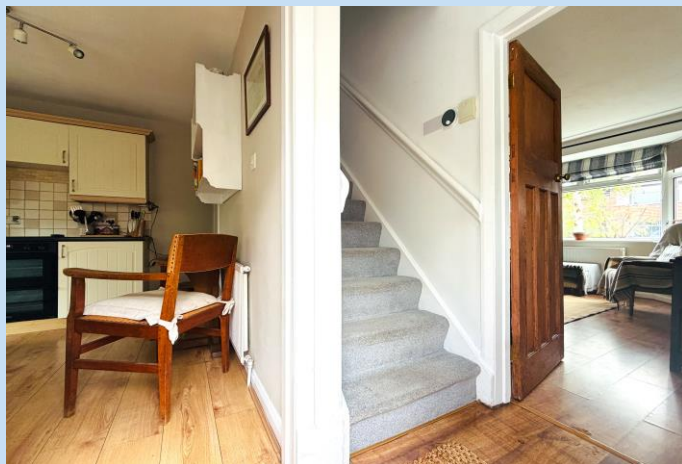
Broadband speed: Not connected.

Water supplier: Yorkshire Water. Water Metre.

Gas supplier: Scottish Power.

Electricity supplier: Scottish Power.

This property was purchased by the current owner in 2014.







Energy performance certificate (EPC)

1 Rawcliffe Avenue YORK YO30 5QD	Energy rating C	Valid until:	14 October 2036
		Certificate number:	2736-1420-9609-0772-7296

Property type Semi-detached house

Total floor area 60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

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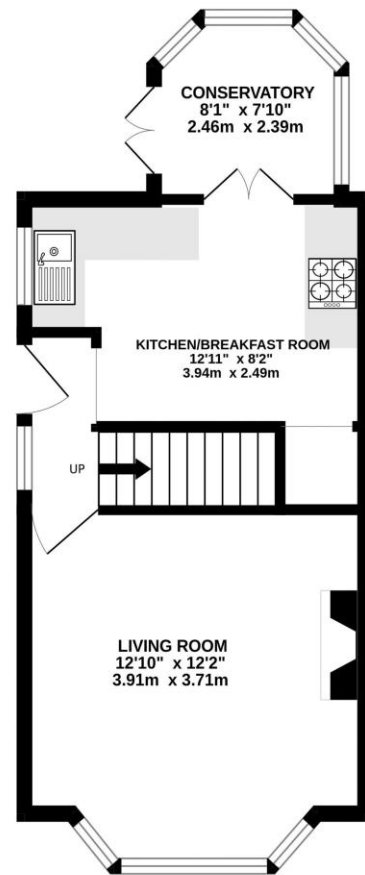
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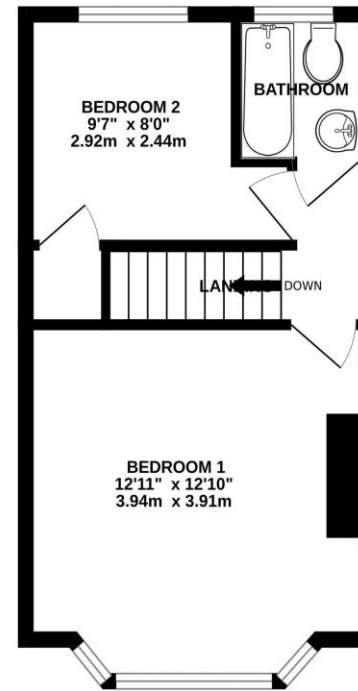
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GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



YO30 5QD!

TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.