



Somerset Close
Rawcliffe, York
YO30 5WG

£270,000



A well presented modern two bedroom semi detached house situated in a pleasant residential cul de sac to the north of York, offering well balanced accommodation and a particularly generous south facing rear garden.

Somerset Close is well placed for access to York city centre, the outer ring road and a range of local amenities, making the property ideal for first time buyers, downsizers or those looking for a well located investment opportunity.

The property is entered through a welcoming front entrance hallway which leads into the main living space. To the front of the house is a bright living and dining room centred around a feature fireplace, creating a comfortable and inviting reception area with ample space for both seating and dining.

To the rear is a modern fitted kitchen finished in white units with chrome handles and wood effect worktops. The kitchen is well equipped with a gas hob, electric oven and metro tiled splash back, providing a stylish yet practical space for everyday cooking with views over the rear garden.

To the first floor are two well proportioned double bedrooms along with a modern three piece family bathroom fitted with a contemporary suite.

Externally the property enjoys a front garden and driveway providing off street parking and access to the garage. To the rear is a particularly generous south facing garden, offering an excellent outdoor space with plenty of potential for landscaping or extension subject to the necessary permissions.

Council Tax Band C

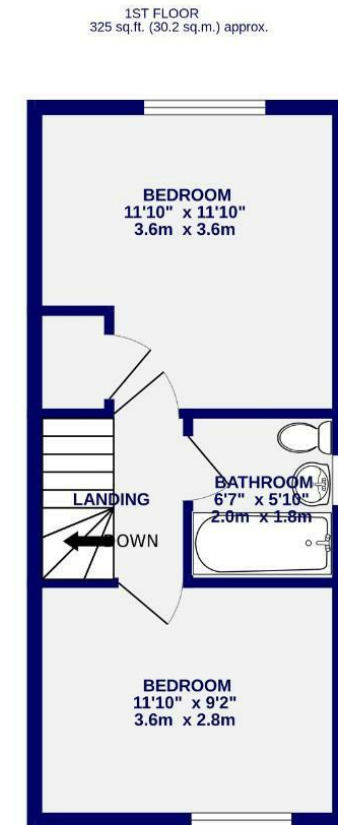
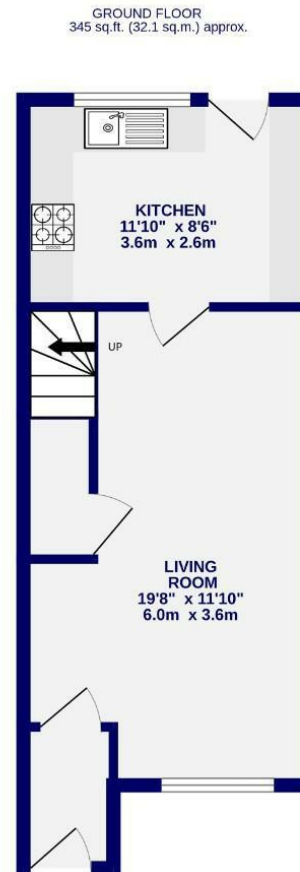




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Freehold
Council Tax Band - C

- Semi Detached House
- Two Double Bedrooms
- Modern Family Bathroom
- Driveway and Garage
- South Facing Rear Garden
- No Onward Chain
- EPC D



TOTAL FLOOR AREA - 670 sq.ft. (62.3 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 garages/sheds 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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