



Didsbury Close  
Rawcliffe, York  
YO30 5NJ

Offers Over £325,000



\* NO ONWARD CHAIN\*

Located in the popular residential area of Rawcliffe, this substantial end townhouse offers generous internal accommodation throughout, making it an ideal family home. With four bedrooms and a well-thought-out layout, the property provides both space and versatility. Conveniently situated, it is within close proximity to a range of local amenities, including shops and eateries at Clifton Moor Shopping Centre, as well as schools and regular bus connections to the city centre and train station.

Internally, the property features an entrance hall leading to the kitchen at the rear. Benefitting from a range of wall and base units, the kitchen provides ample storage along with a variety of integrated appliances. Completing the ground floor is a W.C. and a second reception room, originally part of the garage, that could serve as a playroom or home office.

On the first floor, the principal reception room enjoys two large windows overlooking the front elevation, allowing an abundance of natural light to fill the space. This level also includes a well-proportioned double bedroom and a three-piece family bathroom. Finally, the second floor comprises three further bedrooms, including a generous master bedroom with built-in wardrobe storage and an en-suite shower room.

Externally, the property benefits from driveway parking, a garage, and an enclosed rear garden. Thanks to its positioning, the garden offers a sense of privacy and is primarily laid to lawn, complemented by a patio area ideal for outdoor seating.

This property is sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band- D

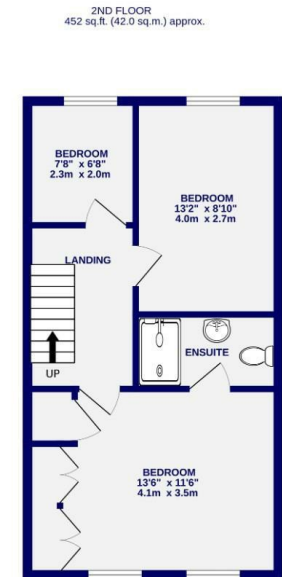
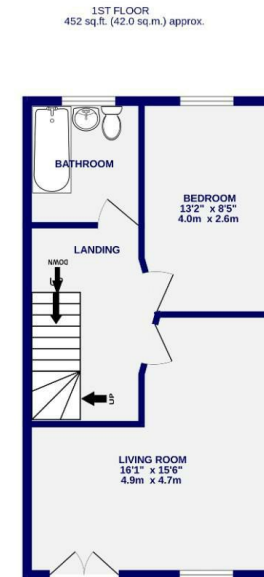
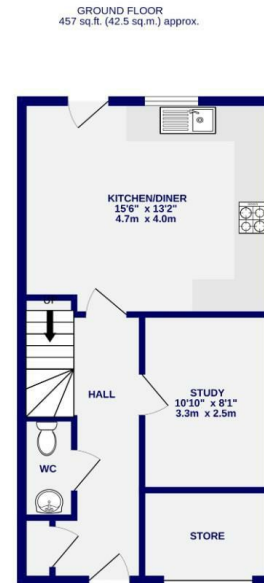




# Didsbury Close Rawcliffe, York YO30 5NJ

Freehold  
Council Tax Band - D

- End Townhouse
- Four Bedrooms
- Bathroom, Ensuite & W.C
- Garage & Driveway Parking
- Spacious Accommodation Throughout
- Ideal Family Home
- Set In A Popular Residential Area
- EPC C



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 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/stores 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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