



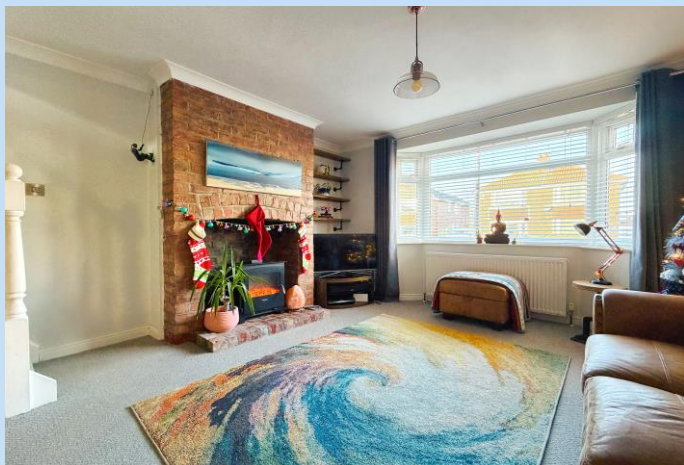
12 Rawcliffe Avenue,
York, North Yorkshire YO30 5QD

Guide Price £315,000


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PERSONAL AGENTS

Are you looking for a stylish two-bedroom semi-detached house, in a quiet cut-de-sac? Then this charming well-presented home on Rawcliffe Avenue, could be just for you! Bishops Personal Agents bring to the market this superb, two-bedroom semi-detached property on the fringes of York in this very popular location of Rawcliffe. Positioned in a quiet cul-de-sac, off Rawcliffe Lane, offering the best in city suburb living, 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. This property will appeal to a multitude of buyers including first-time buyers, single professionals, couples and those looking for a family home. With the benefit of gas central heating and double glazing in brief comprises; Side entrance, with a contemporary door opening into the kitchen-diner, with a range for modern fitted units and ample space for a table and chairs, just right for a morning coffee or evening meal. French doors lead forward into the spacious bay fronted living room, the focal point being the feature brick fireplace, with a freestanding electric stove and an open staircase leading up to the first floor. Further French doors lead from the kitchen into the rear insulated conservatory, with doors opening into the garden. From the first-floor landing, there are two well-proportioned double bedrooms, the bay fronted principal with built in wardrobes and a contemporary bathroom completes this lovely home. Outside to the front, we find ample off-street parking on gravelled drive. To the rear, via a side gate the house enjoys an enclosed, fenced garden, laid to lawn with lots of flowering plants and shrubs including wisteria and grape vine, plus a vegetable patch, perfect for those green fingered buyers, who like pottering and relaxing in the garden and a paved patio area, just right for outside entertaining. In summary, this superb semi-detached home, provides an exceptional opportunity to secure a well presented home in a very popular location, with easy access into York and the surrounding areas. An early viewing comes highly recommended, not to miss out on this excellent modern home.

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.



Living Room

23' 11" x 12' 11" (7.28m x 3.93m)

Double glazed bay windows to front aspect and windows to the side, feature brick fireplace with a free standing electric fire*, ceiling coving, tv, telephone points* and radiators*. Open staircase to first floor accommodation. French doors leading to...

Kitchen

14' 1" x 10' 10" (4.29m x 3.30m)

The kitchen is fitted with a range of modern base and wall mounted units with matching work preparation surfaces over, steel drainer sink with mixer taps, electric oven *, 4 x gas hob with extractor fan* over, plumbing for washing machine*, space for a dishwasher*, wall mounted boiler* and an upright radiator*. French door leading to...

Conservatory

13' 4" x 11' 9" (4.06m x 3.58m)

Double glazed conservatory with French doors leading to the garden and radiator*.



First Floor Landing

Spacious landing, storage cupboard and loft hatch. Doors leading to...

Bedroom 1

14' 10" x 10' 8" (4.52m x 3.25m)

Double glazed bay windows to front aspect, ceiling coving, built in wardrobes with sliding doors and radiator*.

Bedroom 2

13' 2" x 12' 10" (4.01m x 3.91m)

Double glazed windows to rear aspect, ceiling coving, tv point* and radiator*.

Bathroom

8' 2" x 4' 11" (2.49m x 1.50m)

Modern white suite comprising; Panelled bath with mixer taps, mains shower over*, glass shower screen, pedestal wash hand basin, set in a vanity unit with mixer taps, low level wc, down lighting, double glazed window to side aspect and heated rail*.



Outside

Outside to the front, we find ample off-street parking on gravelled drive. To the rear, the house enjoys an enclosed, fenced garden, laid to lawn with lots of flowering plants and shrubs including wisteria and grape vine, plus a vegetable patch, perfect for those green fingered buyers, who like pottering and relaxing in the garden and a paved patio area, just right for outside entertaining.

Agents Note

EPC Rating C. Council tax band C.

Broadband supplier: Sky.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.





**Energy performance certificate (EPC)**12, Rawcliffe Avenue
YORK
YO30 5QD

Energy rating

C

Valid until:

26 April 2026

Certificate number:

8305-9967-6529-4626-4463

Property type

Semi-detached house

Total floor area

91 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).

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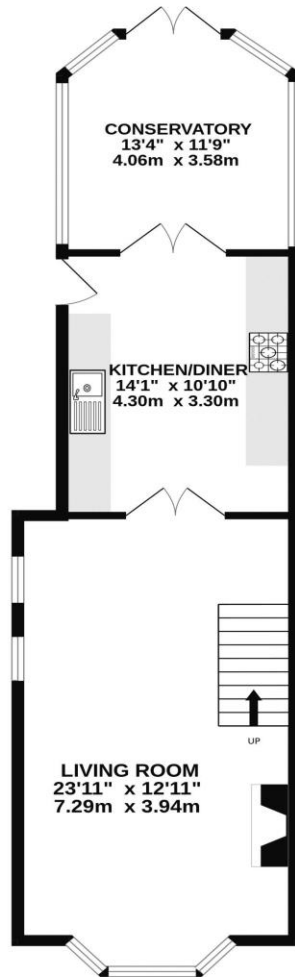
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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.6 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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