

property on behalf of the vendor.

Floor plan of the second floor:

- CONSERVATORY:** 11'2" x 11'2" (3.4m x 3.4m)
- BEDROOM:** 8'10" x 8'7" (2.7m x 2.6m)
- BEDROOM:** 11'10" x 9'1" (3.6m x 2.8m)
- BATHROOM:** Includes a bathtub, toilet, and sink.
- KITCHEN:** 10'3" x 7'2" (3.1m x 2.2m). Includes a sink, stove, and refrigerator.
- LOUNGE/DINER:** 19'4" x 10'6" (5.9m x 3.2m)
- ENTRANCE HALL:** Includes a coat closet and a door to the stairs.

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

- Freehold
Council Tax Band - C

Garburn Grove
Rawcliffe, York
YO30 5FE



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£295,000

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An immaculately maintained two bedroom semi detached bungalow, tucked away in a quiet cul de sac within the popular residential area of Rawcliffe. Occupied by the same owner since new, the property has been carefully updated and offers a rare opportunity to acquire a home on a substantial corner plot with no onward chain.

The property opens via an entrance porch leading into a modern fitted kitchen, finished with a range of wall and base units, complementary work surfaces and a range of integrated and freestanding appliances. Positioned to the front of the property is a bright and spacious living room with a large bay window and feature fireplace, creating a comfortable and inviting main reception space.

There are two well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and views over the rear garden. The second bedroom offers flexibility as a guest room, dining room or home office and leads through to a conservatory, providing additional living space and direct access out to the garden. The shower room has been adapted into a practical wet room with walk in shower, wash basin and wc.

Externally, the property sits on a generous corner plot which is a real standout feature. The front offers a private driveway with ample off street parking. To the rear is an enclosed garden, beautifully designed with low-maintenance shrubs. The lawn offers excellent space for outdoor enjoyment, with scope for further landscaping if desired. A detached single garage provides additional storage or parking.

Garburn Grove is well placed for access to York city centre, with strong transport links nearby and a range of local amenities within easy reach.

Offered for sale with no onward chain, this is an ideal opportunity for those looking to downsize, or buyers seeking a well positioned bungalow with further potential.

