



Rawcliffe Close
Rawcliffe, York
YO30 5UG

£325,000



A beautifully presented three-bedroom semi-detached dormer bungalow, located within a highly sought-after and established residential area of Rawcliffe, York.

The property is well placed for access to local amenities, transport links and green spaces, with York city centre within easy reach, making it an excellent and convenient setting for a range of buyers. The accommodation is entered directly into a stylish modern kitchen fitted with a range of integrated appliances and finished to a contemporary standard. From here, the layout flows through to a bright and comfortable living room, creating a practical and well-balanced central living space. The ground floor also provides two well-appointed bedrooms, both light and well presented, with fitted storage, along with a fully tiled modern shower room finished to a high specification.

To the first floor is a further well-proportioned dormer bedroom, enjoying a light and airy feel with elegant wooden shutters and a calm, comfortable atmosphere.

The property benefits from LVT flooring in key areas, enhancing the clean and modern finish throughout.

Externally, there is a generous rear garden featuring a large paved patio and lawned area, providing an excellent space for outdoor seating and entertaining. A garage with electric door offers secure storage, while the front of the property provides ample driveway parking for at least two vehicles.

The home is immaculately presented throughout and offers a turn-key opportunity in a highly desirable location. Early viewing is strongly recommended.



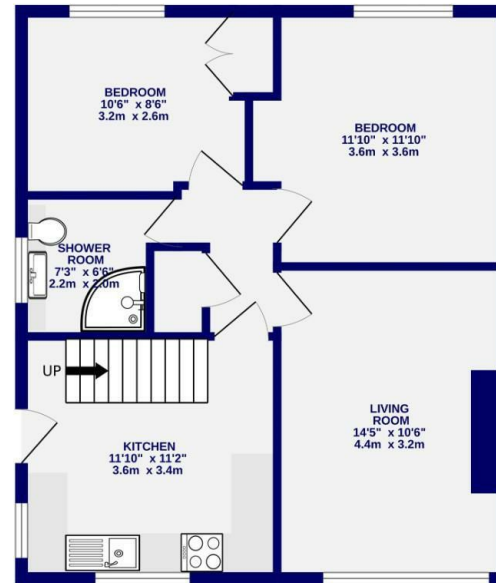


Rawcliffe Close Rawcliffe, York YO30 5UG

Freehold
Council Tax Band - C

- Three Bedroom Semi -Detached Dormer Bungalow
- Stylish Modern Kitchen With Integrated Appliances
- Bright And Airy Living Room
- Three Double Bedrooms With Wooden Shutters
- Fully Tiled Modern Shower Room
- Garage With Electric Door
- Highly Sought After Rawcliffe Location
- EPC D

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 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.
Made with Metropix ©2026

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.