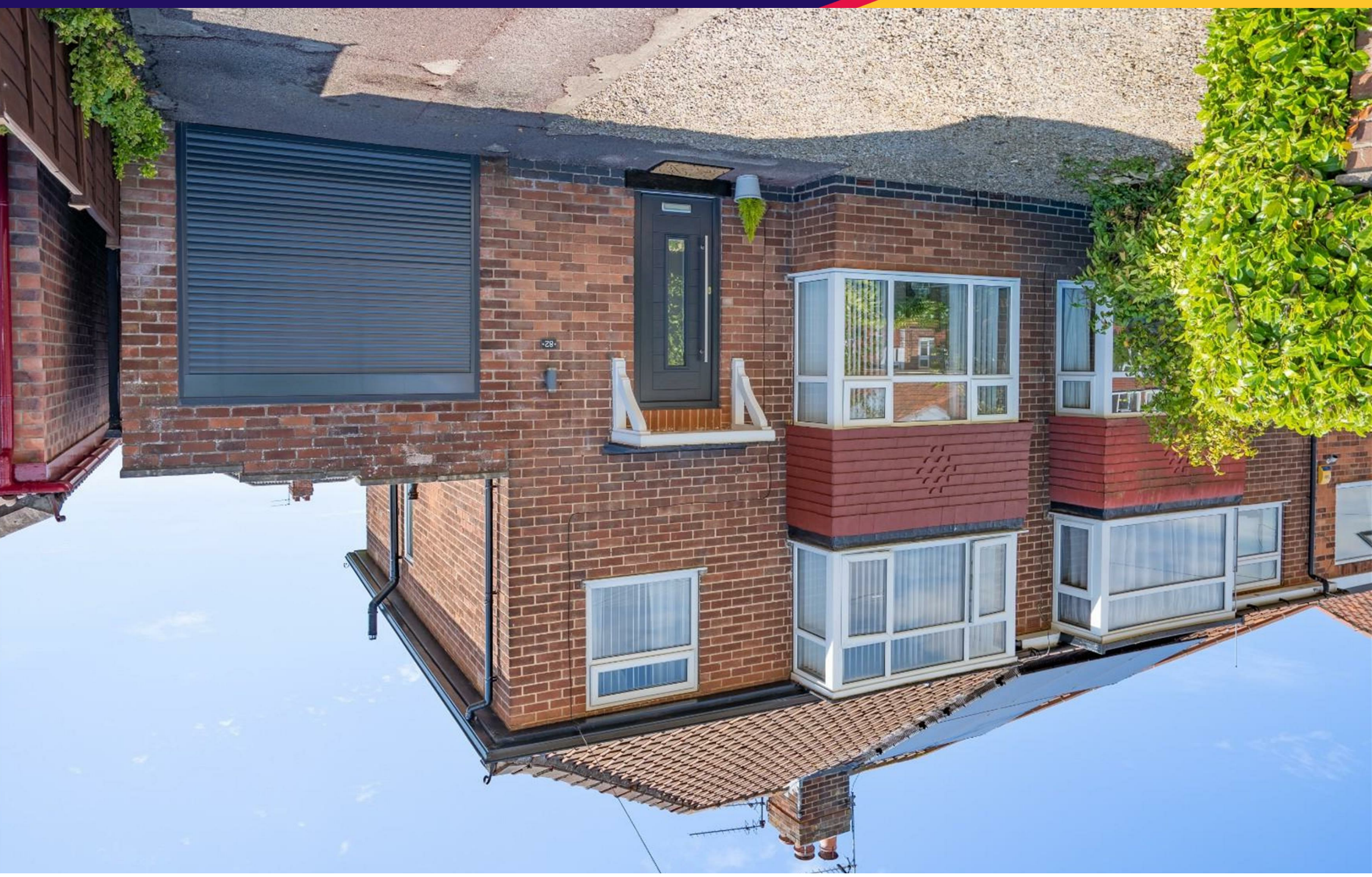
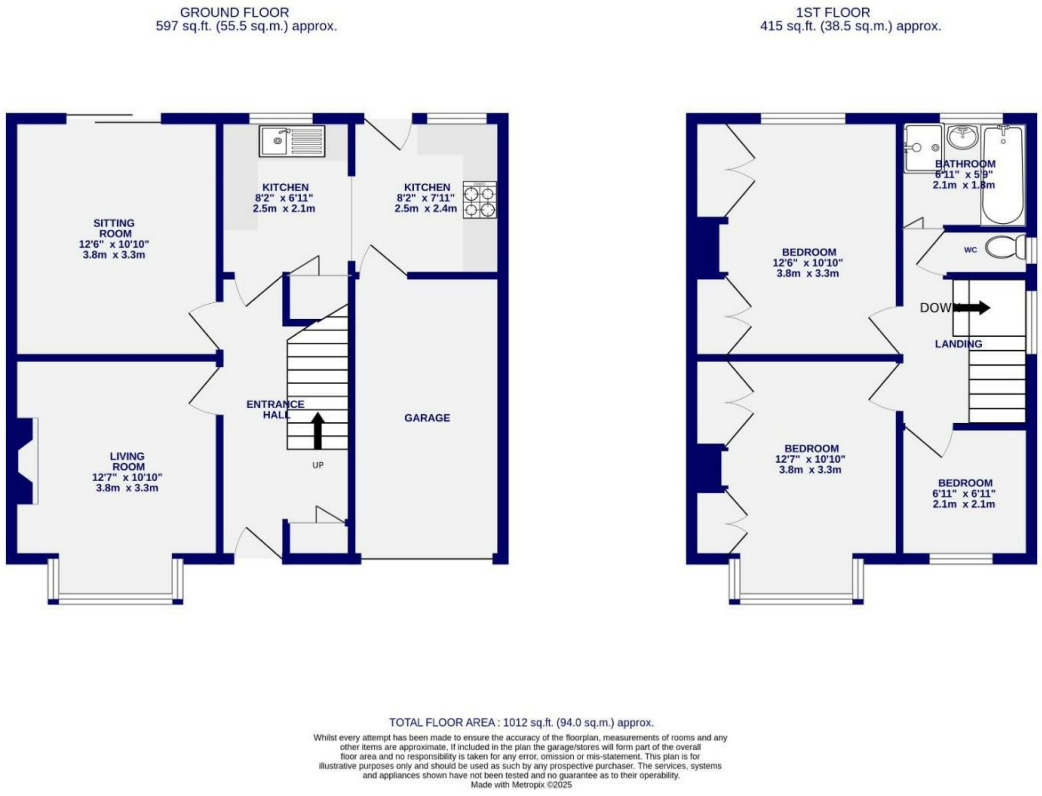


Melton Avenue
Rawcliffe, York
YO30 5QG

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Extended Kitchen
- Two Reception Rooms
- Popular Residential Area
- Garage & Driveway
- Perfect Family Home
- EPC C



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£360,000

3 1

Located in the sought-after residential area of Rawcliffe, to the north of York, is this well presented three bedroom semi-detached home. Offering a fantastic opportunity for families, with further potential to extend (subject to the relevant planning permissions), this property is ideally positioned for a range of local amenities including the varied shops on Eastholme Drive and Clifton Moor Retail Park, while also providing easy access to York City Centre and the train station.

The accommodation briefly comprises an entrance hall leading into two reception rooms, with the living room positioned to the front and enjoying a large bay window that fills the space with natural light. The second reception room features patio doors that open out to the well maintained garden. To the rear, the extended kitchen offers a generous range of shaker-style wall and base units, ample worktop space and a useful seating area, with a door providing access into the integral garage.

To the first floor are three well proportioned bedrooms, including two doubles each benefiting from built-in storage around the chimney breast. Completing the internal accommodation is a separate WC and a modern three-piece bathroom with shower.

Externally, the property boasts a south-east facing rear garden which is mainly laid to lawn with patio areas ideal for outdoor seating, along with a storage shed, all enclosed by hedge and fence boundaries. To the front, there is a driveway providing off street parking for multiple vehicles in addition to the garage.

Expected to attract strong interest due to its popular location and potential, early viewing is highly recommended.

Council Tax Band - C



















