



3 Swinsty Court,
York, North Yorkshire YO30 5ZP

Guide Price £269,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale a well presented two-bedroom semi-detached bungalow, offering the best in city suburban living, located in a quiet cul-de-sac, just to the north-west of York in Rawcliffe, 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 lakeside walks, full of wildlife close by. This lovely property has been well looked after and will appeal to a variety of buyers, including single professionals, couples and those looking to retire and live in their forever home. The accommodation briefly comprises, a front entrance door to the hallway with a handy storage cupboard. A door leads into the spacious living room, the focal point being the feature fireplace. Onwards into the inner lobby, opening to the kitchen, with a range of Shaker-style units and also includes some free-standing white goods. Further doors lead from the lobby into two good sized rear bedrooms, the principal with built-in wardrobes and the second bedroom with French doors leading to the conservatory. A shower room with a white suite, completes this property. To the front of the property, there is a low maintenance garden with a feature rockery and a paved driveway providing ample off street parking leading to the detached garage, just right for a car enthusiast or as a workshop or hobby space. To the rear, the bungalow enjoys a fenced and paved garden, perfect for relaxing and outside entertaining. In summary, this excellent semi-detached bungalow, provides an exceptional opportunity to secure a home in the very popular location of Rawcliffe. Ideally placed for the commuter, lying approximately four miles from York city centre, with regular bus routes and within easy reach of the York outer ring road and the Poppleton station, taking commuters into York, Harrogate and Leeds. Sold with no onward chain! An early internal viewing is a must!

Swinsty Court, 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



Entrance Hall

Front entrance upvc door to hallway, ceiling coving, oak flooring, storage cupboard with wall mounted boiler* and radiator*. Door leading to...

Living Room

16' 1" x 10' 3" (4.90m x 3.12m)

Double glazed bay windows to the front aspect, feature fireplace with marble hearth inset electric fire*, ceiling coving, tv point*, telephone point*, oak flooring and radiator*. Doors leading to...

Inner Lobby

Loft hatch, oak flooring and radiator*. Doors leading to...

Kitchen

9' 4" x 9' 0" (2.84m x 2.74m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, inset sink with mixer taps, electric oven*, electric hob*, extractor hood* also includes the free-standing white goods and double glazed windows to side aspect. Door leading to the outside.

Shower Room

6' 6" x 5' 8" (1.98m x 1.73m)

Fitted with a white suite; Shower with mains shower over*, low level wc and pedestal wash hand basin set in a vanity unit, double glazed window to side aspect and heated rail*.

Bedroom 1

14' 7" x 10' 4" (4.44m x 3.15m)

Double glazed windows to the rear aspect, ceiling coving, built in wardrobes, oak flooring and radiator*.

Bedroom 2

8' 11" x 7' 4" (2.72m x 2.23m)

Double glazed French doors to the rear aspect, ceiling coving, oak flooring and radiator*.

Conservatory

9' 10" x 8' 3" (2.99m x 2.51m)

Double glazed conservatory with French doors leading out into the garden, tiled floor and radiator*.

Garage

Up and over door, power and lighting.

Outside

To the front of the property there is a low maintenance garden with a feature rockery and a paved driveway providing ample off street parking leading to the detached garage. We find to the rear a fenced and paved garden, perfect for relaxing and outside entertaining.

Agents Note

EPC Rating D and Council Tax Band B.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.







Energy performance certificate (EPC)

3 Swinsty Court
YORK
YO30 5ZP

Energy rating

D

Valid until:

5 October 2036

Certificate number:

9036-9120-2609-0686-7206

Property type

Semi-detached bungalow

Total floor area

52 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>).

Bishops Personal Agents

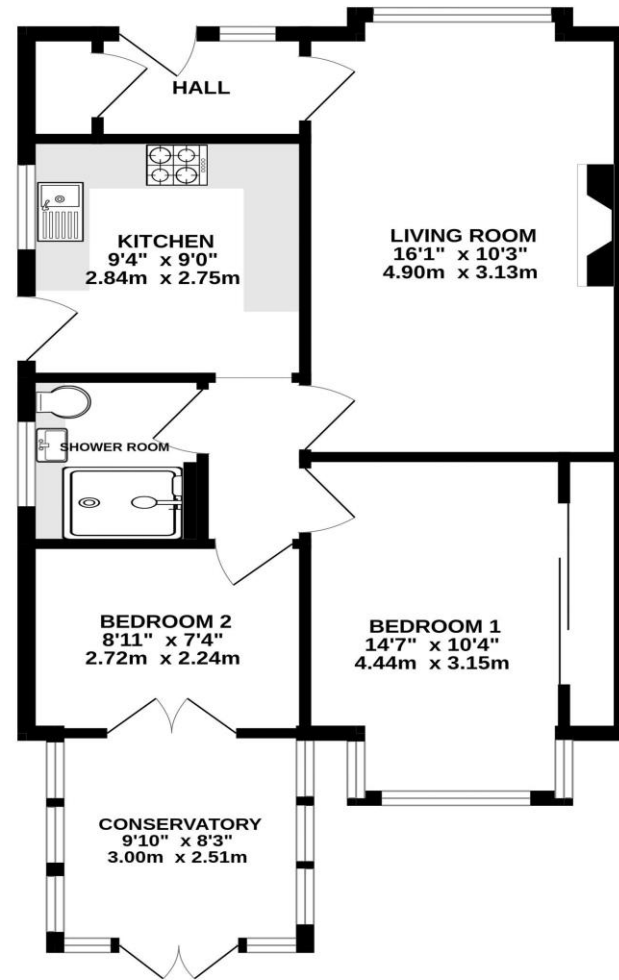
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishospa.com

www.bishospa.com

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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.
Made with Metropix ©2026

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.