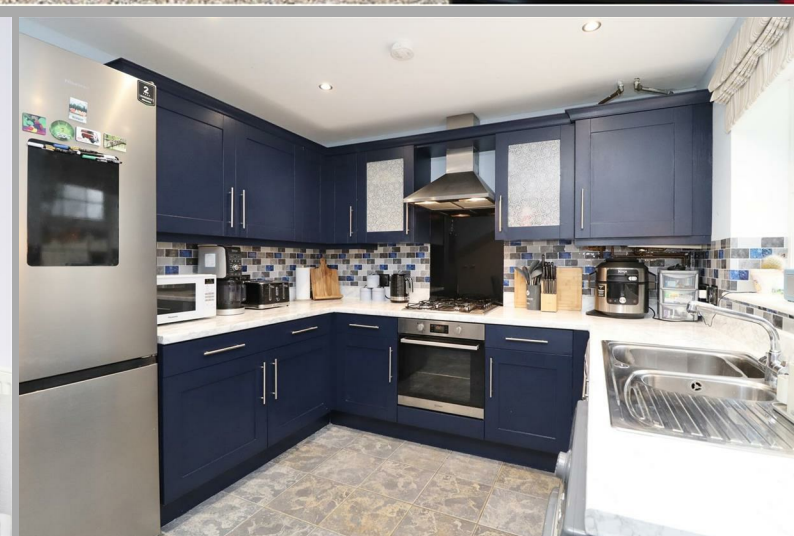




ABOUT THE PROPERTY

This spacious and versatile 3/4 bedroom mid-terraced townhouse is tucked away in a quiet cul-de-sac in Rawcliffe, perfectly positioned for family life with excellent local amenities and transport links.

The ground floor features an inviting entrance hall and a convenient WC, leading through to a bright and generously proportioned dining kitchen at the rear. A flexible sitting room, which was formerly the garage, provides additional reception space or could easily serve as a fourth bedroom, ideal for guests or a home office. Upstairs, the first floor offers a double bedroom, a living room and a family bathroom. The second floor has a practical study area on the landing, a master bedroom with fitted wardrobes and an en suite, and a further third bedroom, with a newly insulated and boarded loft providing additional storage.

The property benefits from a newly redesigned, low-maintenance garden with a private patio and no overlooking neighbours. There is a driveway to the front providing off road parking. Families will appreciate that three primary schools are within walking distance, and the house is close to excellent transport links including the Park & Ride into town and the No.6 bus for the hospital. Clifton Moor Shopping Park is easily accessible via a walking path, and the location provides quick access to the ring road and the A64 for journeys to Scarborough, Leeds, and beyond.

With spacious living areas, versatile accommodation, and a quiet yet well-connected location, this property is an ideal family home.





THE ACCOMMODATION COMPRISES:-**GROUND FLOOR****ENTRANCE HALL**

Front entrance door.

Storage cupboard, stairs to first floor with under stairs cupboard, radiator.

SNUG / BEDROOM 4

4.99 x 2.64 (16'4" x 8'7")

Window to front.

Radiator.

WC

1.78 x 0.99 (5'10" x 3'2")

Suite comprising low flush WC and wash hand basin. Tiled floor, radiator and extractor fan.

DINING KITCHEN

2.91 extending to 4.56 x 4.89 (9'6" extending to 14'11" x 16'0")

3x windows to rear, door to side.

Wall and base units comprising of working surfaces, integrated oven with gas hob and extractor fan over, 1 1/2 bowl stainless steel sink unit, space for fridge freezer, space for washing machine and space for slimline dishwasher. Tiled flooring, radiator.

FIRST FLOOR**LANDING**

Stairs to second floor.

BATHROOM

2.08 x 1.94 (6'9" x 6'4")

Window to rear.

Suite comprising low flush WC, panelled bath with shower over and wash hand basin.

Tiled floor, part tiled walls, radiator and extractor fan.

BEDROOM TWO

4.11 x 2.66 (13'5" x 8'8")

Window to rear.

Radiator.

SITTING ROOM

4.90 x 3.92 narrowing to 2.99 (16'0" x 12'10" narrowing to 9'9")

2x windows to front.

Laminate wood flooring and 2x radiators.

2ND FLOOR LANDING / STUDY AREA

3.19 x 2.08 (10'5" x 6'9")

Velux to rear.

BEDROOM THREE

2.76 x 2.63 (9'0" x 8'7")

Velux to rear.

Radiator.

MASTER BEDROOM

3.98 x 3.65 max + wardrobes (13'0" x 11'11" max + wardrobes)

Window to front.

Fitted wardrobes and radiator.

EN SUITE SHOWER ROOM

2.35 x 1.18 (7'8" x 3'10")

Suite comprising low flush WC, shower cubicle and wash hand basin.

Tiled floor, part tiled walls, radiator and extractor fan.

ADDITIONAL INFORMATION**SERVICES**

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

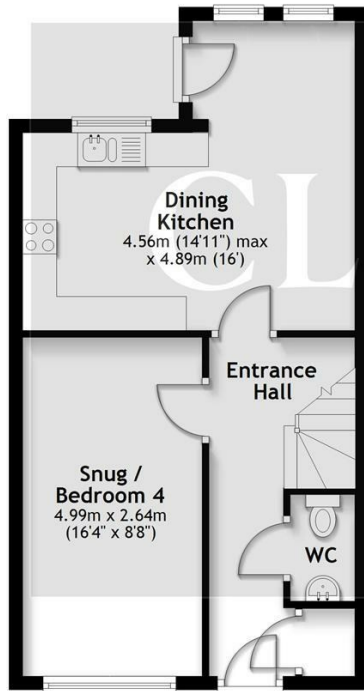
APPLIANCES

None of the appliances have been tested by the Agent.



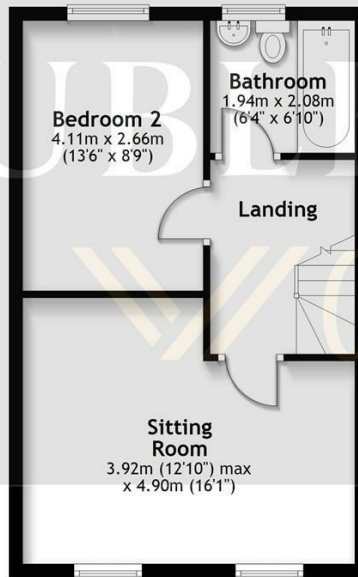
Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



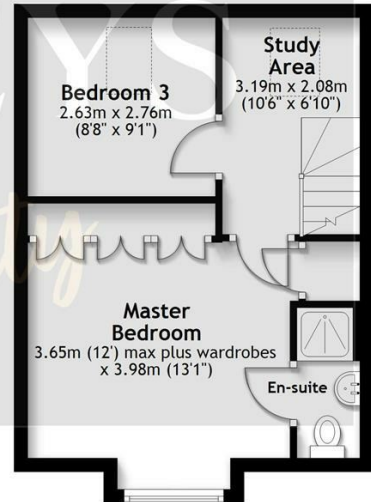
First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 114.5 sq. metres (1232.4 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.