

property on behalf of the vendor.

- Kensington Road
Rawcliffe, York
YO30 5XG



GARDEN ROOM
18'1" x 11'6"
5.5m x 3.5m

GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



Kensington Road, Rawcliffe, York, YO30 5XG

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£365,000

 3  2

A beautifully presented three bedroom detached home, located within the highly sought after Rawcliffe area of York, just inside the outer ring road. Offering stylish and well balanced accommodation throughout, this modern home is perfectly suited to contemporary family living, further enhanced by a private garden office ideal for remote working.

Internally, the property offers a bright and welcoming entrance leading through to a spacious living room filled with natural light. To the rear is a superb fitted kitchen with high quality integrated appliances and ample workspace, flowing through to a dining area creating an ideal space for everyday living and entertaining. A ground floor W.C completes the accommodation.

To the first floor, the property offers three well proportioned bedrooms. The principal bedroom benefits from a modern en suite shower room, whilst a further double bedroom and a generous single bedroom are served by a contemporary family bathroom.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring a spacious decked terrace, ideal for outdoor dining and relaxation. A standout feature is the private garden office, providing a versatile space perfect for home working, hobbies or additional storage.

To the front, a generous driveway provides off street parking for multiple vehicles and leads to a secure garage, with the added benefit of an EV charging point.

Situated in a prime residential location, the property offers excellent access to Clifton Moor retail park, York Park and Ride and a range of local amenities, as well as convenient links to York city centre.

An immaculately presented home offering modern living in a highly desirable location, early viewing is highly recommended.

