



For Sale
Ashtons

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Kensington Road, Rawcliffe, York, YO30 5XG

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£315,000



Tucked away at the end of a peaceful cul-de-sac, this well presented home enjoys a fantastic position within a popular and highly convenient residential area. With local amenities close by, excellent transport links and easy access to the city centre, it offers a great opportunity for families or those needing to travel out of York, as it is well positioned for access to the outer Ring Road and A1(M).

A porch opens into a entrance hall. The lounge is a bright and inviting space, complete with a contemporary fire surround and handy built-in storage. An arched entrance flows through to the dining room, where patio doors lead out to the rear garden.

The kitchen is fitted with modern cabinetry and ample worktop space, with a separate utility room providing further storage, space for appliances and access to the outdoors. There is also a downstairs WC for added convenience.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the second bedroom is also a comfortable double with built-in storage. The third bedroom is a versatile room that can easily lend itself to a home office or nursery if preferred.

Externally, the rear garden is private and enjoys a pleasant backdrop of mature trees and planting, mainly laid to lawn for easy maintenance. To the front, there is driveway parking, a garden area and an integral garage.

A wonderful opportunity to secure a spacious home in a quiet yet well-connected setting, ideal for a range of buyers. Offered with no onward chain, early viewing is highly recommended.

A selection of rooms have been dressed using AI for illustrative purposes.

Council Tax Band D

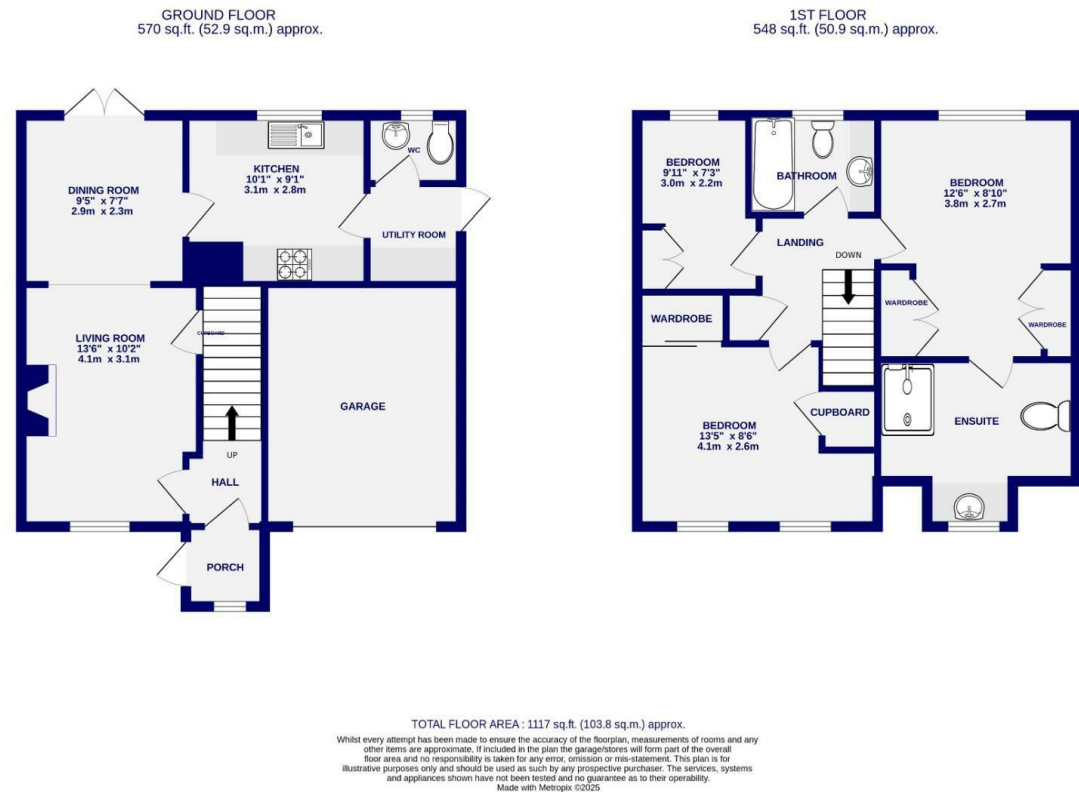




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Freehold
Council Tax Band - D

- Detached Family House
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Garage & Driveway
- Enclosed Garden
- Sought After Residential Setting
- No Onward Chain
- EPC C



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