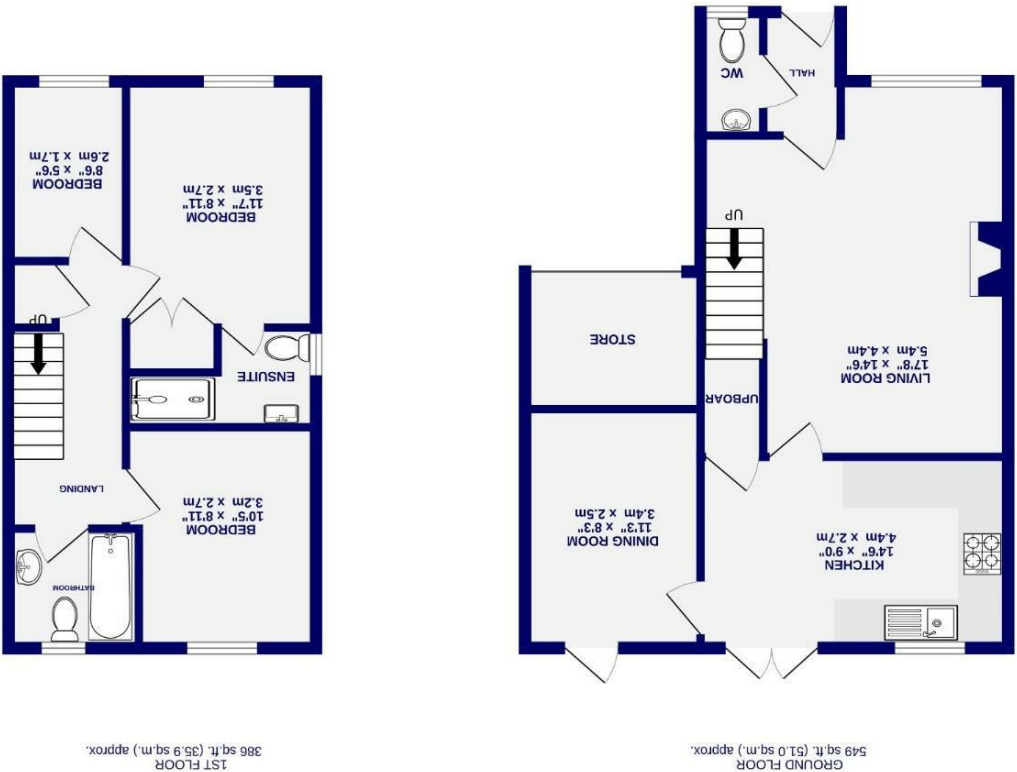




Kensington Road Rawcliffe, York YO30 5XG

Freehold
Council Tax Band - D

- Detached Family Home
- Spacious Accommodation Throughout
- Three Bedrooms
- Two Reception Rooms
- Bathroom, Ensuite & W.C/Cloakroom
- Garage & Driveway
- EPC- D



GROUND FLOOR 549 sq.ft. (51.0 sq.m.) approx.
1ST FLOOR 366 sq.ft. (33.9 sq.m.) approx.
TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is not intended to be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Kensington Road

Rawcliffe, York

YO30 5XG

Guide Price £325,000

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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.

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.

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.

