



ABOUT THE PROPERTY

Clubleys City are delighted to offer to the market this immaculately presented three-bedroom semi-detached home, situated in the popular area of Rawcliffe. The location provides easy access to Clifton Moor and Monks Cross Shopping Centre, York city centre, and the outer ring road.

The property has been thoughtfully extended in recent years and briefly comprises an entrance hall leading to a spacious sitting room featuring a bay window to the front. To the rear is a generous dining kitchen, offering a modern fitted kitchen and dining area with French doors opening onto the rear garden. There is also a door providing convenient access to the integral garage/store.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a lawned garden to the front and a driveway providing ample off-road parking. The fully enclosed rear garden features a lawn and a decked seating area immediately beyond the house, ideal for outdoor entertaining.

The property is Freehold. City of York Council - Tax Band B.





THE ACCOMMODATION COMPRISES:-**ENTRANCE HALL**

Front entrance door, stairs to first floor and laminate wood flooring.

SITTING ROOM

3.82 + bay x 3.23 max (12'6" + bay x 10'7" max)

Bay window to front.

Laminate wood flooring and radiator.

DINING KITCHEN

7.17 max (6.38 min) x 2.86 (23'6" max (20'11" min) x 9'4")

Window and French doors to rear.

Wall and base units comprising of working surfaces, sink unit, integrated appliances including fridge freezer, washing machine, dishwasher, electric oven with induction hob and extractor fan over. Radiator. Door to:-

INTEGRAL GARAGE/STORE

3.72 x 3.78 max (2.97 min) (12'2" x 12'4" max (9'8" min))

Up and over door, window to side, power and light.

LANDING

Access to loft space.

BEDROOM ONE

3.80 x 3.28 + bay (12'5" x 10'9" + bay)

Bay window to front.

Storage cupboard with window to front, radiator.

BEDROOM TWO

4.10 x 3.69 max (2.49 min) (13'5" x 12'1" max (8'2" min))

Windows to front and rear.

Radiator.

BEDROOM THREE

2.84 x 2.25 (9'3" x 7'4")

Window to rear.

Radiator.

BATHROOM

1.96 x 1.85 (6'5" x 6'0")

Window to rear.

Suite comprising low flush WC, wash hand basin and panelled bath with shower over. Part tiled walls, extractor fan and radiator.

OUTSIDE

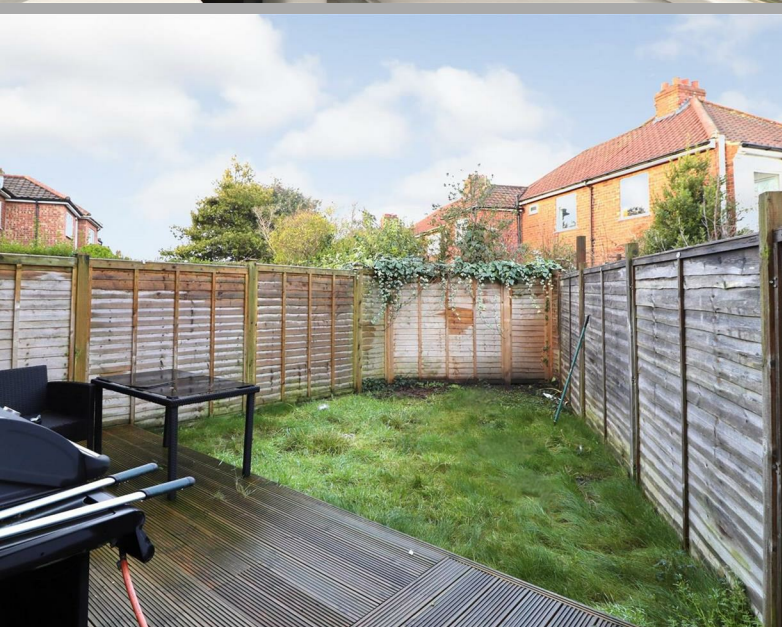
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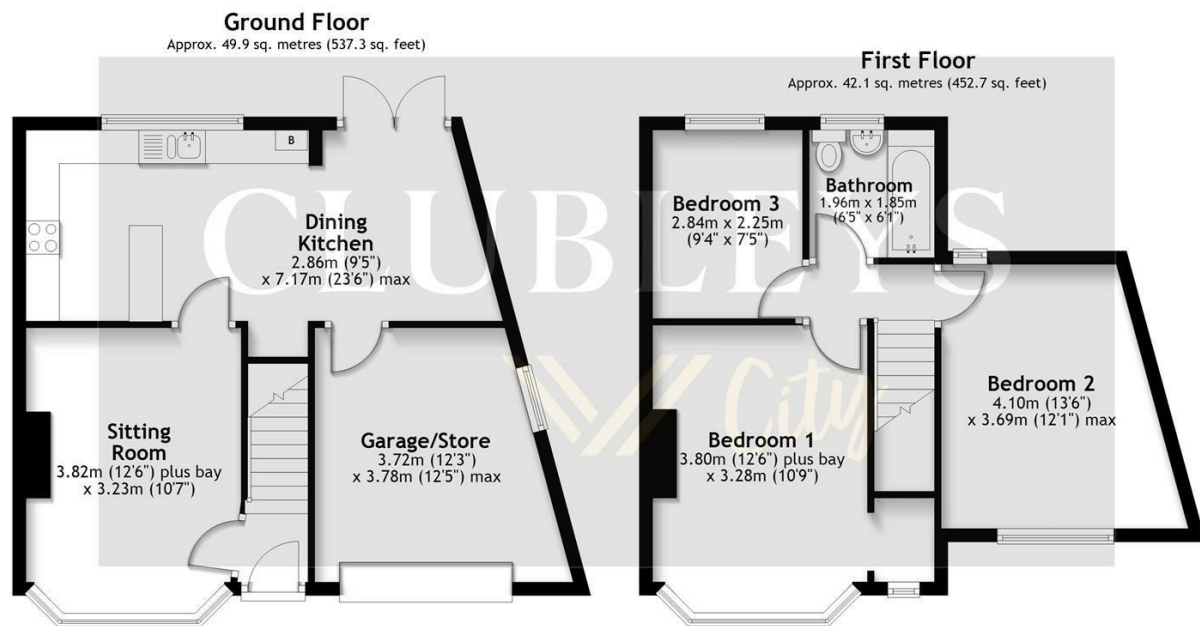
ADDITIONAL INFORMATION**SERVICES**

Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.





Total area: approx. 92.0 sq. metres (990.0 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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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.