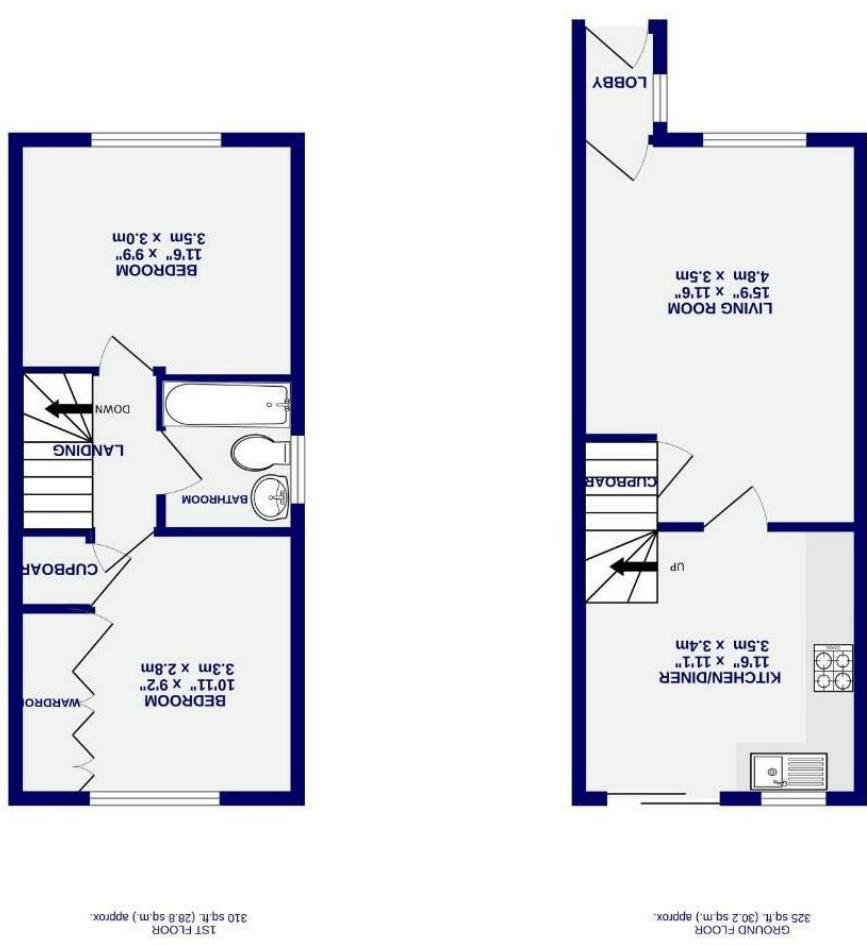


statements contained in these employment contracts. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Blatchford Colawcliffe, York YO30 5GW
- Freehold Council Tax Band - E
- Semi Detached House
- Two Bedrooms
- Garage & Driveway
- Private Rear Garden
- Quiet Residential Setting
- Easy Access To Amenities
- Ideal First Home
- EPC C



Blatchford Court  
Rawcliffe, York  
YO30 5GW

£260,000

 2  1

Located in the popular residential area of Rawcliffe, to the north of York, is this well-presented two-bedroom semi-detached home. Backing onto local woodland—a rare benefit for properties in the area—this home enjoys a peaceful and private setting, making it an ideal first-time purchase. The property offers excellent access to York city centre via foot, bike, or public transport, and is close to a range of amenities including shops, eateries, GPs, and gyms.

Internally, the accommodation begins with an entrance lobby leading into a bright and spacious living room at the front of the home. Generously sized and filled with natural light from a large front-facing window, this room easily accommodates a variety of furniture layouts. To the rear is the kitchen-diner, fitted with a range of wall and base units offering ample storage and worktop space, along with integrated appliances and room for freestanding white goods.

Upstairs, there are two well-proportioned bedrooms, with the rear bedroom benefiting from built-in storage. A modern three-piece family bathroom completes the internal accommodation.

Set on a generous plot, the property boasts a private rear garden with woodland views, and a detached garage positioned to the rear—ideal for storage or potential conversion (subject to the necessary planning consents). To the front, there is driveway parking and a low-maintenance garden.

Due to its sought-after position and generous plot, this property is expected to be popular—early viewing is strongly recommended.

Council Tax Band- B

