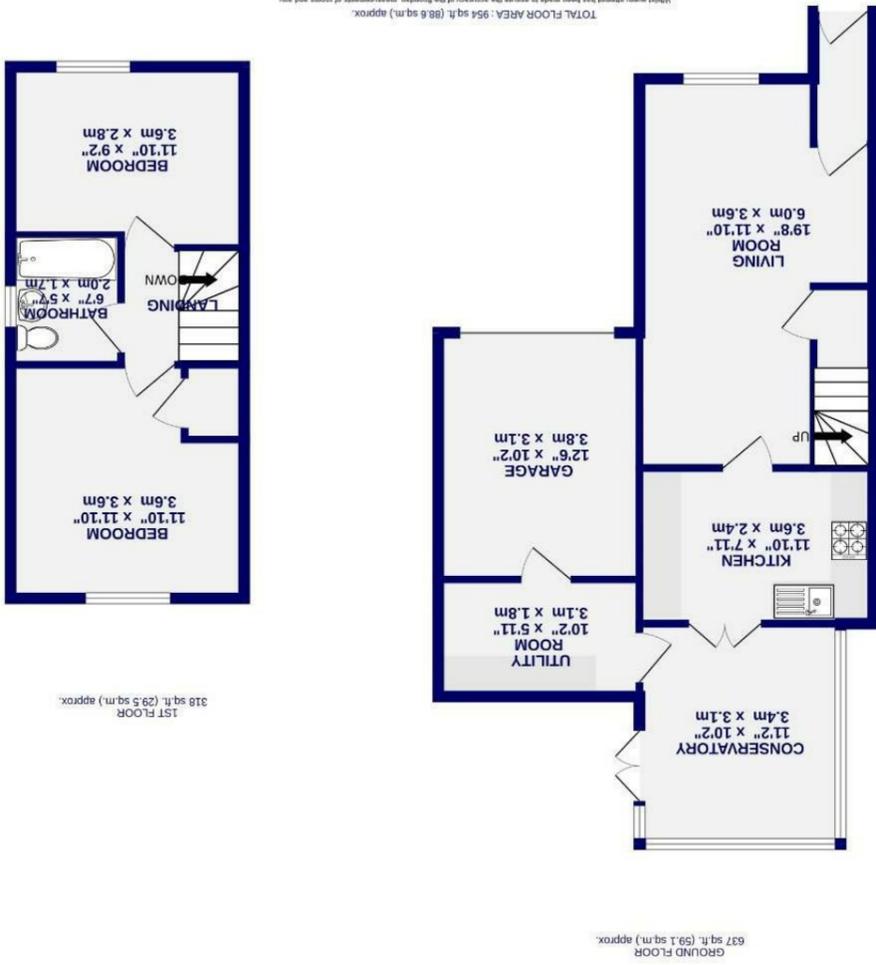


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Highgrove Close Rawcliffe, York YO30 5WQ

Freehold
Council Tax Band - C

- Block Paved Drive & Garage
- Fantastic Potential To Extend (STPP)
- Private Cul-de-Sac
- Gas Central Heating & Double Glazing
- Throughout
- Huge Plot
- Landscaped, Private Garden
- Modern Kitchen
- EPC - C



Highgrove Close
Rawcliffe, York
YO30 5WQ

£290,000



Situated in the highly sought-after suburb of Rawcliffe, just off Shipton Road, this impressive two-bedroom home offers the perfect blend of convenience, comfort, and outstanding future potential. Ideally positioned, the property provides easy access to Clifton Moor Shopping Centre, a nearby Park & Ride for swift journeys into York city centre, and is just a two-minute drive from the A64, connecting you effortlessly both east and west.

Upon entering the property, you are welcomed by a generously sized ground floor layout. The spacious lounge offers a versatile living environment, with ample room to incorporate a home office or dining area to suit modern lifestyles. The kitchen has been recently modernised to a high standard and is presented in excellent condition, featuring an abundance of cupboard storage and sufficient worktop space.

To the rear, a bright conservatory provides an additional reception area, currently utilised as a dining space, overlooking the garden and allowing natural light to flood the home.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both offering a light and airy feel. The accommodation is completed by a contemporary family bathroom.

The true standout feature of this property is undoubtedly the exceptional plot. The beautifully landscaped garden is vast and offers a rare opportunity for outdoor enjoyment, entertaining, or further development. With such generous surrounding land, there is significant potential to extend to the side and rear (subject to the necessary planning permissions), creating a truly remarkable home tailored to your vision.

Boasting the largest plot on the street, this is a rare opportunity not to be missed, ideal for buyers seeking space, potential, and a prime location.

