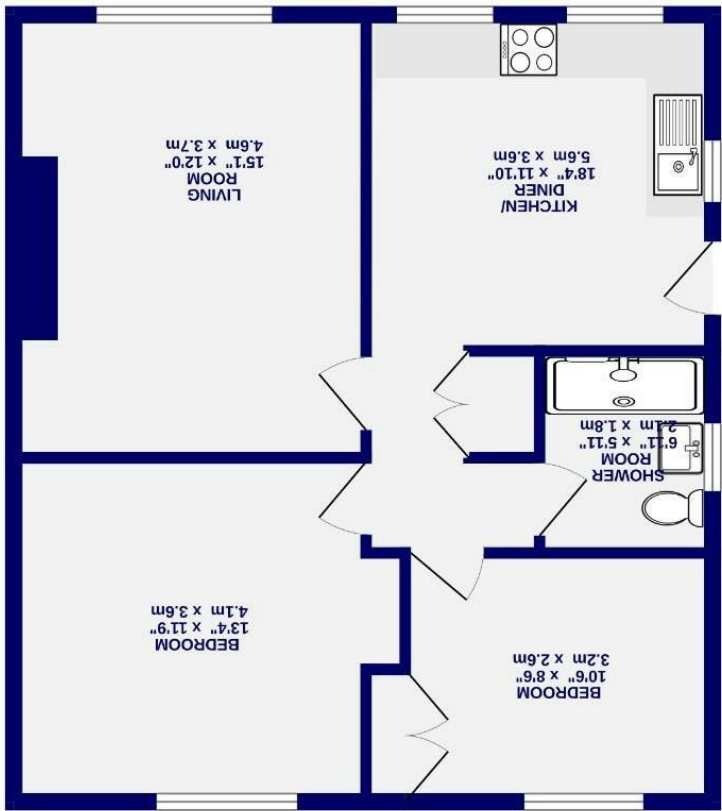


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given 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.

Rawcliffe Way Rawcliffe, York YO30 5UP

Freehold
Council Tax Band - C

- Early Viewing Recommended
- Gardens, Garage & Driveway
- Parking
- Popular & Convenient Location
- Semi Detached Bungalow
- Two Bedrooms
- EPC D



Rawcliffe Way
Rawcliffe, York
YO30 5UP

Offers Over £270,000

 2  1

Located in the ever-popular area of Rawcliffe, to the north-west of York, this well-presented two-bedroom semi-detached bungalow occupies a generous plot and is offered in excellent condition throughout. Ideal for a range of purchasers, including those seeking a comfortable retirement home or a low-maintenance family property, the bungalow benefits from two double bedrooms, driveway parking and a garage.

The accommodation is entered via a welcoming hallway, which leads into a spacious Shaker-style kitchen diner fitted with a range of wall and base units providing ample storage and generous worktop space, together with room for a range of freestanding appliances and dining furniture. Adjacent is the bright and attractive living room, featuring bespoke fitted cabinetry and a large window that allows plenty of natural light to flood the space.

To the rear of the property are two well-proportioned double bedrooms, both enjoying pleasant views over the rear garden, along with a recently updated three-piece shower room finished to a modern standard.

Externally, the property enjoys a lawned front garden with a driveway to the side providing off-street parking and leading to a single detached garage positioned towards the rear of the plot. The enclosed rear garden is predominantly laid to lawn and bordered by fenced boundaries, creating a private and secure outdoor space.

Set within one of York's most sought-after residential areas, this attractive bungalow is expected to generate strong interest, and early viewing is highly recommended.

