



Ashtons

Caldbeck Close, Rawcliffe, York, YO30 5QZ

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Rawcliffe, York
YO30 5QZ

Offers Over £325,000



Located to the north of York, in a quiet cul-de-sac position, this well-presented three bedroom semi-detached home offers generous and flexible living accommodation, making it an ideal family purchase. The property enjoys a convenient setting with close proximity to York city centre, easy access to the train station and Clifton Moor Shopping Centre, with its wide range of shops and eateries.

The internal accommodation is offered in neutral décor throughout and has been well maintained by the current owners. On the ground floor, an entrance hallway leads into a bright and welcoming open-plan living space, incorporating the lounge, dining area and modern fitted kitchen with integrated appliances. A conservatory extends the living space further, providing a lovely place to relax and enjoying views over and access to the rear garden.

To the first floor are three well-proportioned bedrooms, alongside a beautiful modern three piece bathroom.

Outside, the property sits on a delightful plot with gardens to both the front and rear. The rear garden offers a pleasant mix of lawn, patio and established flower bed areas, ideal for families or entertaining. A driveway provides off-street parking and leads to a garage.

Early viewing is recommended to fully appreciate the location, presentation and lifestyle on offer.





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Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Driveway and Garage
- Quiet Cul De Sac Location
- Recently Modernised Bathroom
- Conservatory
- EPC C

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

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