





Rawcliffe Avenue

York

YO30 5QD

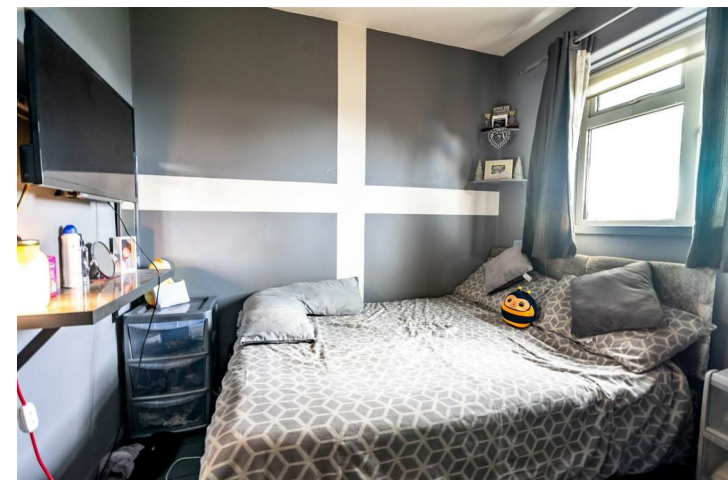
Offers Over £250,000



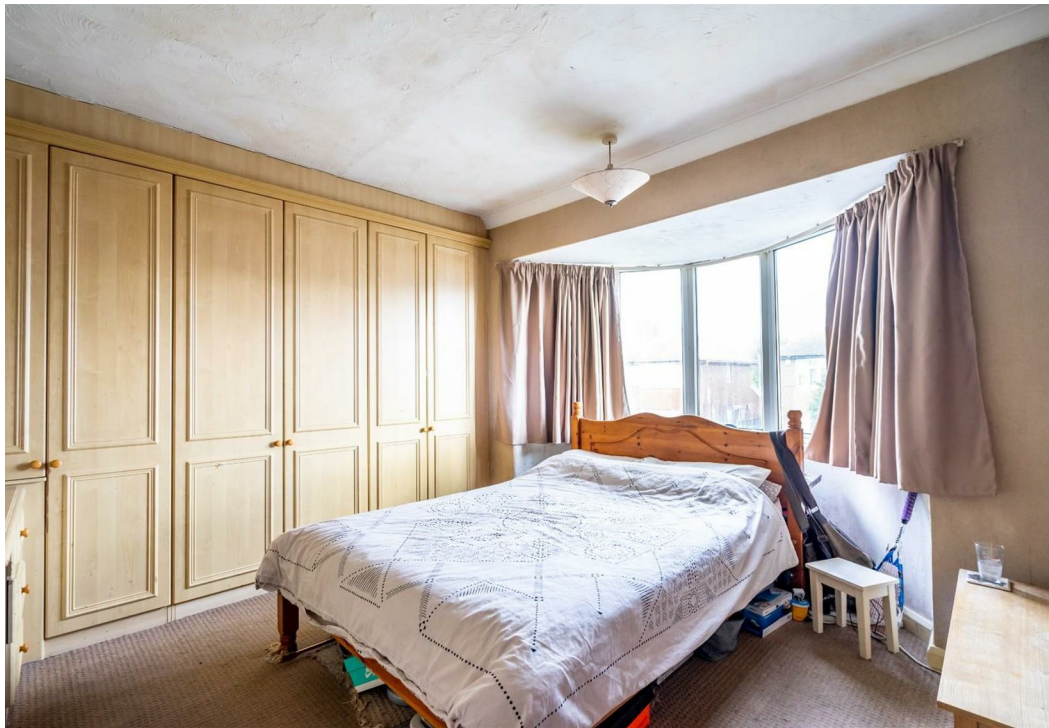
This traditional semi detached home offers spacious, light, and flexible accommodation. Rawcliffe Avenue is set to the north of York in a peaceful cul-de-sac; well placed for access to the city centre, good transport links and local amenities including popular schooling. The property has been a much loved family home, and now benefits for the potential for a buyer to put their own stamp on it.

The internal accommodation comprises an entrance hall, leading to a generous sized living room and dining room. There is a good sized kitchen at the rear with access to the rear garden and a Velux window. To the first floor are two double bedrooms, a box room/office and a three piece bathroom suite.

Externally, the property boasts a rear garden, storage shed and a driveway leading to the garage. Sure to appeal to a range of buyers, early viewing is essential. Offered with no onward chain. Council Tax Band B.





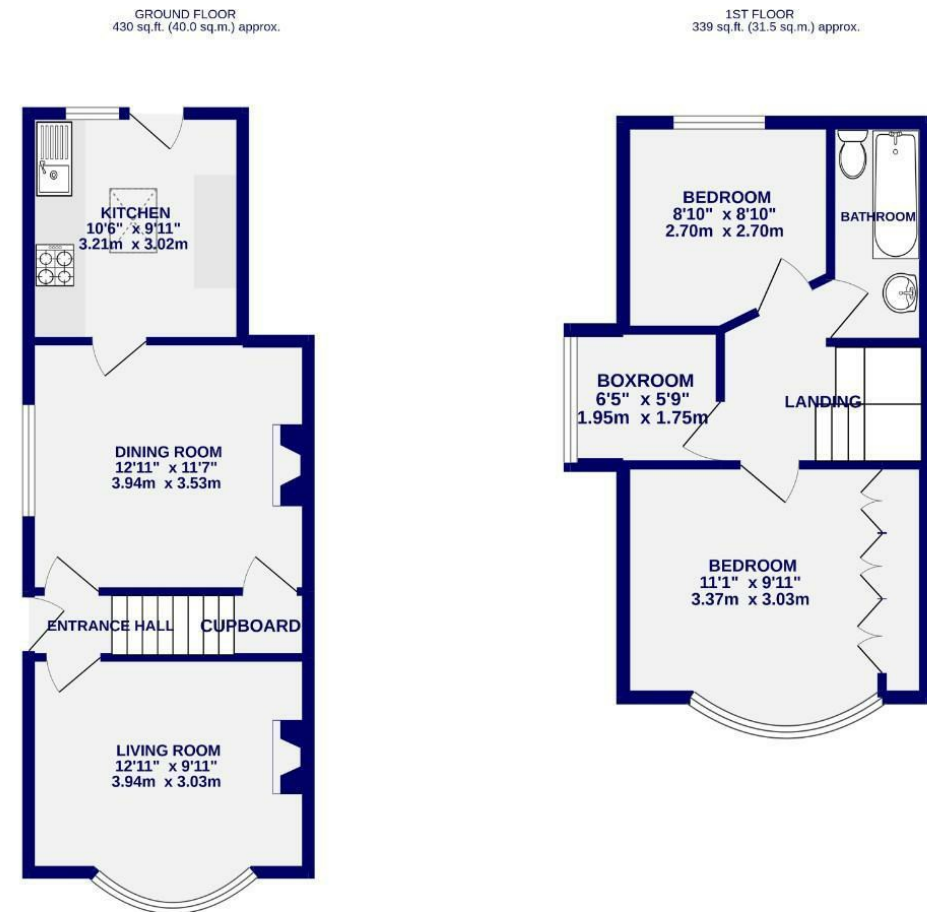




# Rawcliffe Avenue York YO30 5QD

Freehold  
Council Tax Band - B

- Semi Detached Home
- Two Double Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Driveway, Garage & Garden
- Offered with No Onward Chain
- Office/Box Room
- Great Location



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.