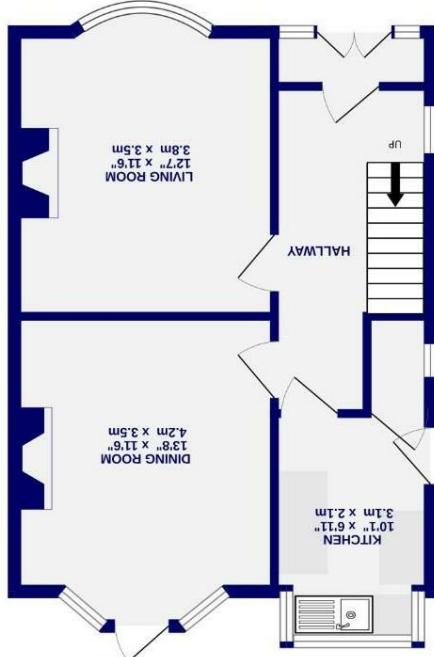
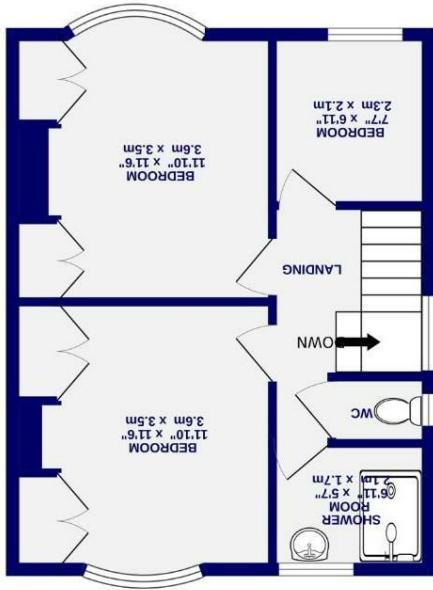


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Labels with numbers correspond to the dimensions given in the floor plans.
TOTAL FLOOR AREA: 898 sq.ft. (83.5 sq.m.) approx.
432 sq.ft. (40.1 sq.m.) approx.
467 sq.ft. (43.4 sq.m.) approx.



- Saville Grove, Rawcliffe, York, YO30 6NY
- Freehold
- Council Tax Band - C
- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Popular Residential Area
- Garage & Driveway
- Period Features Throughout
- No Onward Chain
- EPC TBC



Saville Grove
Rawcliffe, York
YO30 6NY

£284,000

 3  1

Located in the sought after residential area of Rawcliffe, to the northwest of York, this well maintained semi detached home presents fantastic opportunity for modernisation and extension to create the perfect family home (subject to the relevant planning permissions). Cherished throughout years of ownership, the property is within close proximity to a variety of local amenities, including shops, eateries, a range of schools, and excellent bus connections to destinations around York, making it an opportunity not to be missed.

Internally, the property comprises an entrance hall leading into a spacious front reception room. Benefiting from a large bay window, this room is bathed in natural light throughout the day. As found throughout the home, it retains many original features, including deep skirting boards and picture rails. At the rear, the second reception room offers a lovely outlook onto the enclosed garden, with a door providing direct access. Completing the ground floor is a fitted kitchen with ample storage via wall and base units, as well as a convenient pantry that could be converted into a W.C.

Upstairs, the first floor offers two generously sized double bedrooms, both featuring built in storage, along with a smaller third bedroom ideal as a nursery or home office. A shower room and separate W.C. complete the accommodation.

Set on a spacious plot, this property offers excellent potential for further extension to the rear (STPP). The enclosed garden is designed for low maintenance, featuring patio and gravel areas, while a detached garage is positioned to the rear, accessible via a driveway running along the side of the property. A second low maintenance garden sits at the front, framed by a brick boundary along the pavement.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

