

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 statements, measurements, floor plans or distances referred to are given as a guide 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 areas, measurements, floor plans or distances referred to 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.

While every effort has been made to ensure the accuracy of the description of the property, the purchaser should verify the same by inspection. The vendor and Ashtons make no warranty as to the accuracy of the description. The purchaser should verify the same by inspection. The vendor and Ashtons make no warranty as to the accuracy of the description. The purchaser should verify the same by inspection. The vendor and Ashtons make no warranty as to the accuracy of the description. The purchaser should verify the same by inspection.



GROUND FLOOR
774 sq.ft. (72.0 sq.m.) approx.

Rawcliffe Croft Rawcliffe, York YO30 5US

Freehold
Council Tax Band - C

- Detached Bungalow
- Immaculate Presentation Throughout
- Two Double Bedrooms
- Conservatory
- Driveway Parking
- Popular Residential Area
- No Onward Chain
- EPC - D



Rawcliffe Croft

Rawcliffe, York

YO30 5US

Offers Over £290,000



Nestled in the ever-popular residential area of Rawcliffe, just to the north of York, this beautifully maintained detached bungalow occupies a generous plot and is ready to move into. Lovingly cared for and thoughtfully improved by the current owner, it presents an excellent opportunity for those looking to downsize without compromise or secure a home in this well-regarded location. There is also clear scope for further extension, subject to the necessary consents.

Offered with no onward chain, the property is ideally positioned close to a range of local amenities including shops, cafés and regular bus routes into the city, along with scenic riverside walks into York.

Internally, a welcoming entrance hall leads through to a spacious living room positioned at the front of the property, where a large window allows natural light to pour in, creating a bright and comfortable setting. To the rear, the fitted kitchen is arranged with shaker-style wall and base units, generous worktop space and a selection of integrated appliances.

The accommodation includes two well-proportioned double bedrooms, one of which enjoys direct access via patio doors into a light-filled conservatory overlooking the garden. A three-piece shower room completes the internal layout.

Externally, the north-west facing rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn, gravelled sections and multiple patio seating areas, all enclosed for privacy. A useful garden shed provides additional storage.

To the front, there is driveway parking and a single garage with power. With no onward chain and a highly desirable setting, early viewing is highly recommended.

Council Tax Band C

