



# St. Marks Grove Rawcliffe, York YO30 5TS

Freehold  
Council Tax Band - C

- Extended Detached House
- Three Bedrooms
- Modern Kitchen & Bathroom
- A Short Walk From Rawcliffe Lake
- Close To Open Playing Fields
- Driveway & Garage
- EPC TBC



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St. Marks Grove  
Rawcliffe, York  
YO30 5TS

£350,000

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A well proportioned three bedroom detached home, extended to the rear and set in this popular residential location close to large open green spaces and within a short walk of Rawcliffe Lake.

The property offers spacious and flexible living accommodation, ideal for families, and is positioned with a front garden and driveway leading to a rear garage and external store.

Internally, the accommodation begins with a front entrance hallway leading into the main living room. This comfortable reception space features an attractive fireplace and enjoys a pleasant outlook to the front.

To the rear of the property is a modern kitchen diner, fitted with a range of white units complemented by solid wood worktops, creating a bright and practical space for everyday living and entertaining.

Beyond the kitchen is a rear extension, currently used as a second living room. This versatile space features French doors opening out onto the rear garden, providing a light filled family area with direct access to the outside.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a three piece suite.

Externally, the property enjoys a front garden and driveway, along with a rear garden, detached garage and useful external store. The home is ideally positioned next to large green spaces and is just a short walk from Rawcliffe Lake, making it perfect for families and those who enjoy outdoor living.

A spacious and extended detached home in a popular location, offering excellent potential for long term family living.

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