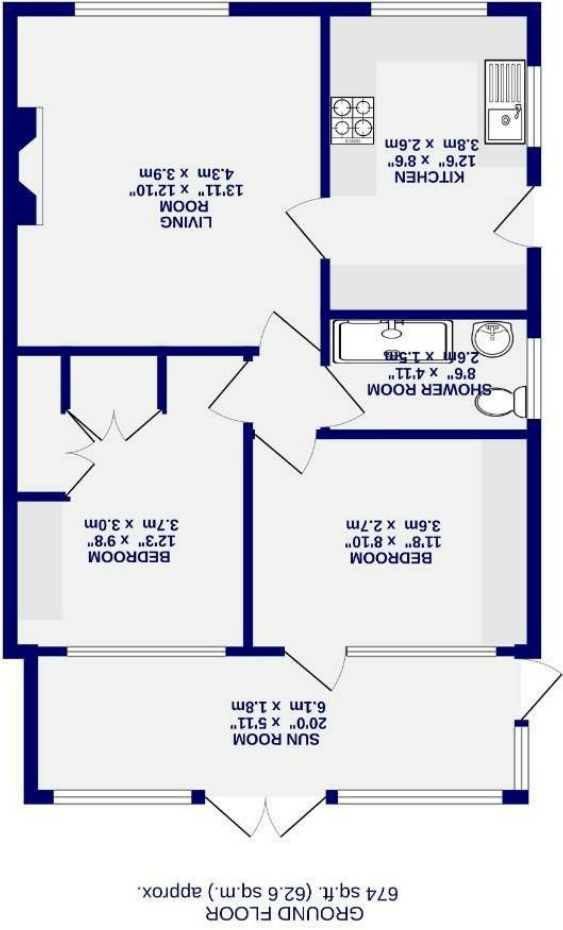




Buttermere Drive Rawcliffe, York YO30 5TQ

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- No Onward Chain
- In Need Of Renovation Throughout
- Driveway & Garage
- Sought After Location
- EPC D



GROUND FLOOR
674 sq. ft. (62.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and other areas and is responsible to make any necessary adjustments to the plan. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the and appliances shown have not been tested and no guarantee as to their operation. Made with Metreplan 2005

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 areas, 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 statements contained 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.

Buttermere Drive
Rawcliffe, York
YO30 5TQ

£230,000

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Located in a peaceful residential area to the west of York, this spacious semi-detached bungalow offers generous single-level living and is available with vacant possession. Situated in the ever-popular suburb of Rawcliffe, it represents an excellent opportunity for those looking to modernise and create a home tailored to their own style.

The property requires significant modernisation, and the lounge floor has become damp and unstable, necessitating replacement. Care should be taken when viewing this area.

Rawcliffe is a highly regarded location, well served by local amenities, respected schools, and excellent transport links to York city centre, Clifton Moor Retail Park, and the outer ring road.

Internally, the layout is arranged with width rather than depth, comprising a bright lounge with a double-glazed window to the front aspect, and a kitchen fitted with a range of wall and base units, sink and drainer with mixer tap, integrated electric oven with gas hob and extractor hood, plumbing for a washing machine, and a double-glazed window and door leading outside.

There are two generous double bedrooms, one with fitted wardrobes, the other with built-in storage and a cupboard housing the gas combination boiler. A traditional timber-framed conservatory enjoys views over the garden, while the shower room is fitted with a walk-in electric shower, wash hand basin with base unit, and WC.

Externally, there is a lawned garden to the front with a side driveway providing ample off-street parking. The enclosed rear garden offers a paved seating area, planted borders, and a hard standing suitable for a garage or greenhouse.

Council Tax Band - C

