



Beaverdyke,
Rawcliffe, York
YO30 5ZG

£325,000



Located in the popular residential area of Rawcliffe, to the north of York, is this spacious and extended semi-detached house with the master bedroom and ensuite on the first floor, offering versatile accommodation and excellent access to a range of local amenities including shops, eateries and regular bus services to York city centre.

Internally, the property opens into a welcoming hall which provides access to the main living spaces. The generous kitchen is fitted with an attractive range of Shaker-style wall and base units, offering ample storage and worktop space. To the front of the property is a bright and spacious living room, where a large window allows natural light to flood the room. Beyond, the dining area provides a comfortable space for family meals and entertaining, with stairs leading to the first floor.

The ground floor further benefits from two well proportioned bedrooms. The rear bedroom enjoys a dual aspect outlook, creating a light and airy feel, while the second bedroom features a range of built-in wardrobes. Completing the ground floor is a three-piece family bathroom.

To the first floor is a spacious double bedroom with attractive wooden features, complemented by a three-piece en-suite.

Externally, the property occupies a larger than expected plot, with low maintenance gardens to both the front and rear. A generous driveway provides ample off-street parking and leads to a detached garage with power.

Offered with no onward chain, this well presented home is expected to be particularly popular, and early viewing is highly recommended.



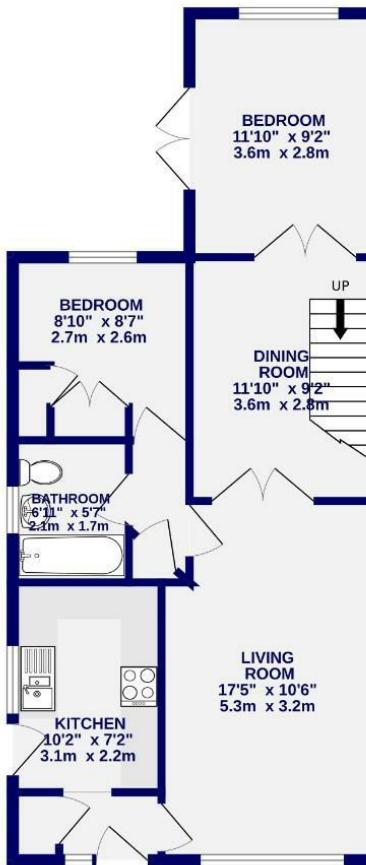


Beaverdyke Rawcliffe, York YO30 5ZG

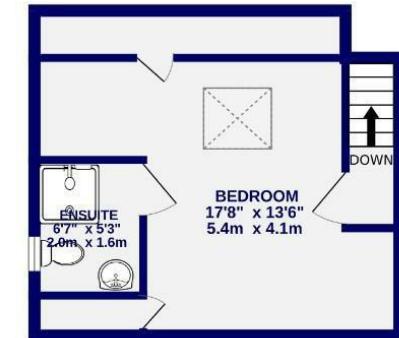
Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Spacious Plot
- Gas Central Heating
- Garage & Driveway
- No Onward Chain
- Popular Residential Area
- EPC TBC

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included, the plan and dimensions will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metrissix 62029

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.