



Rawcliffe Way
Rawcliffe, York
YO30 5UP

£280,000



Located in the ever-popular area of Rawcliffe, to the north-west of York, this well-presented two-bedroom semi-detached bungalow occupies a generous plot and is offered in excellent condition throughout. Ideal for a range of purchasers, including those seeking a comfortable retirement home or a low-maintenance family property, the bungalow benefits from two double bedrooms, driveway parking and a garage.

The accommodation is entered via a welcoming hallway, which leads into a spacious Shaker-style kitchen diner fitted with a range of wall and base units providing ample storage and generous worktop space, together with room for a range of freestanding appliances and dining furniture. Adjacent is the bright and attractive living room, featuring bespoke fitted cabinetry and a large window that allows plenty of natural light to flood the space.

To the rear of the property are two well-proportioned double bedrooms, both enjoying pleasant views over the rear garden, along with a recently updated three-piece shower room finished to a modern standard.

Externally, the property enjoys a lawned front garden with a driveway to the side providing off-street parking and leading to a single detached garage positioned towards the rear of the plot. The enclosed rear garden is predominantly laid to lawn and bordered by fenced boundaries, creating a private and secure outdoor space.

Set within one of York's most sought-after residential areas, this attractive bungalow is expected to generate strong interest, and early viewing is highly recommended.



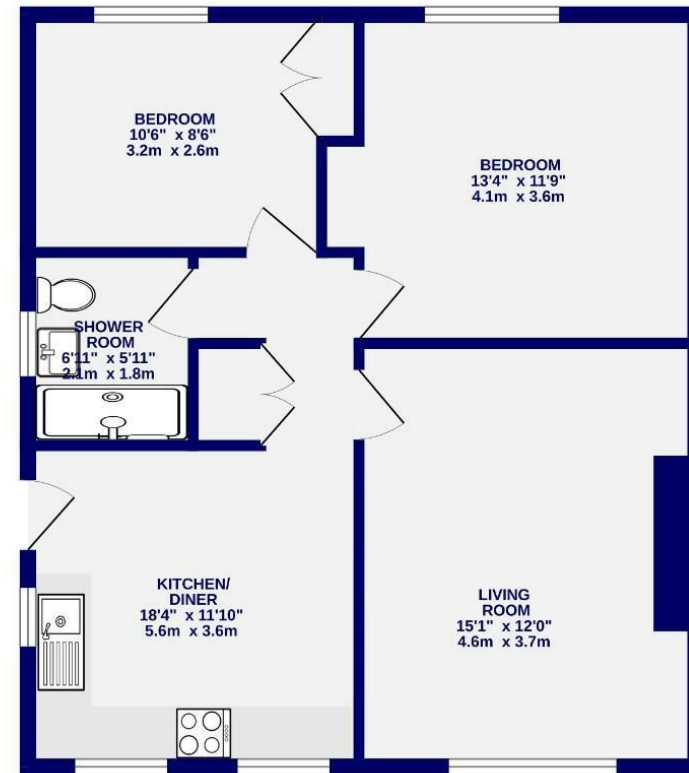


Rawcliffe Way Rawcliffe, York YO30 5UP

Freehold
Council Tax Band - C

- Early Viewing Recommended
- Gardens, Garage & Driveway Parking
- Popular & Convenient Location
- Semi Detached Bungalow
- Two Bedrooms
- EPC D

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 in the plan the garage/porches 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.
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