



Rawcliffe Close
Rawcliffe, York
YO30 5UG

£325,000



A beautifully presented three-bedroom semi-detached dormer bungalow, located within a highly sought-after and established residential area of Rawcliffe, York.

The property is well placed for access to local amenities, transport links and green spaces, with York city centre within easy reach, making it an excellent and convenient setting for a range of buyers. The accommodation is entered directly into a stylish modern kitchen fitted with a range of integrated appliances and finished to a contemporary standard. From here, the layout flows through to a bright and comfortable living room, creating a practical and well-balanced central living space. The ground floor also provides two well-appointed bedrooms, both light and well presented, with fitted storage, along with a fully tiled modern shower room finished to a high specification.

To the first floor is a further well-proportioned dormer bedroom, enjoying a light and airy feel with elegant wooden shutters and a calm, comfortable atmosphere.

The property benefits from LVT flooring in key areas, enhancing the clean and modern finish throughout.

Externally, there is a generous rear garden featuring a large paved patio and lawned area, providing an excellent space for outdoor seating and entertaining. A garage with electric door offers secure storage, while the front of the property provides ample driveway parking for at least two vehicles.

The home is immaculately presented throughout and offers a turn-key opportunity in a highly desirable location. Early viewing is strongly recommended.



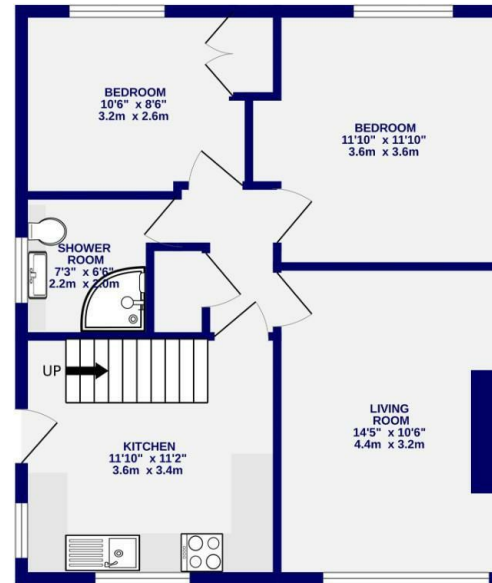


Rawcliffe Close Rawcliffe, York YO30 5UG

Freehold
Council Tax Band - C

- Three Bedroom Semi -Detached Dormer Bungalow
- Stylish Modern Kitchen With Integrated Appliances
- Bright And Airy Living Room
- Three Double Bedrooms With Wooden Shutters
- Fully Tiled Modern Shower Room
- Garage With Electric Door
- Highly Sought After Rawcliffe Location
- EPC TBC

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.

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