



Riseborough House, Rawcliffe Lane, York, YO30 6NQ

- NO CHAIN
- COMMUNAL GARDENS
- SOUGHT AFTER LOCATION
- TWO BALCONIES
- GARAGE AND ADDITIONAL PARKING
- BEAUTIFULLY PRESENTED

£280,000



Riseborough House, Rawcliffe Lane, York, YO30 6NQ

DESCRIPTION

A beautifully presented two bedroom second floor apartment in a secluded position, offering a high level of privacy, surrounded by tree lined communal gardens, within a mile of the iconic City walls.

The property is accessed via a communal entrance with intercom system. Upon entering the apartment, a hallway gives access to all other primary rooms.

The open plan lounge/diner is a bright and airy space, with its windows allowing in plenty of natural light. A door leads out to the balcony overlooking the gardens.

There is a modern kitchen featuring a range of base and wall units accommodating integrated appliances.

The apartment has two double bedrooms, one of which has a walk in wardrobe and its own balcony overlooking the gardens.

The family shower room comprises a modern suite with a large walk in shower, sink with vanity unit and W.C.

The apartment has a range of built in cupboards providing generous storage space.

There is also a shared communal drying/laundry room for use by this and the second apartment on this floor.

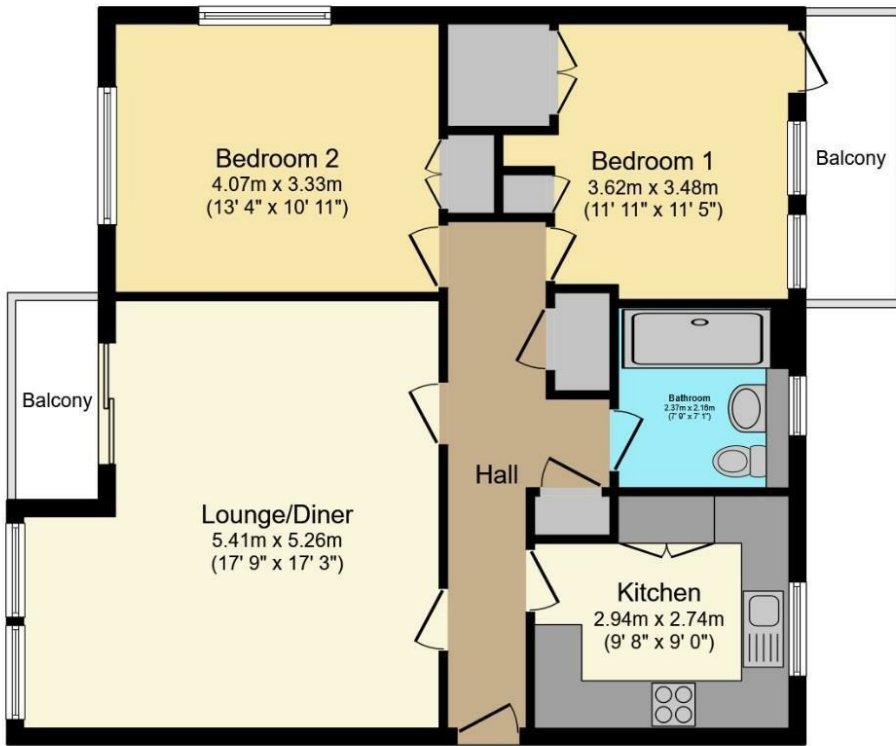
Externally there is a garage in addition to unrestricted parking in the communal car park.

The property sits in substantial, well maintained communal gardens. The surrounding area offers a range of local amenities such as shops and café's on Clifton Green, York sports club and the entrance to Homestead Park is just across the road from the developments pedestrian gate.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Floor Plan

Total floor area 76 sq.m. (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

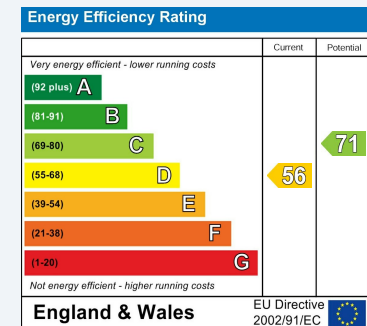
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Garage

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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