



## Rawcliffe Drive, York, YO30 6NS

- No Onward Chain
- Three Bedrooms
- Garage and Off Road Parking
- Council Tax Band C
- Semi-Detached Property
- Two Reception Rooms
- Potential to Extend (STP)

**£315,000**





# Rawcliffe Drive, York, YO30 6NS

## DESCRIPTION

Sold with no onward chain is this bay fronted traditional three-bedroomed traditional semi-detached property, with scope to be extended to the side (STP).

The property (which is in need of some modernization) is in this very popular residential area approximately 1.5 miles from York's historic centre and is well placed for Clifton Moor retail outlet and the York ring road with excellent access to the A64 and road networks beyond.

The accommodation which benefits from gas fired central heating and part UPVC double glazing briefly comprises, entrance porch, entrance hall, dining room, lounge, large kitchen with built in pantry.

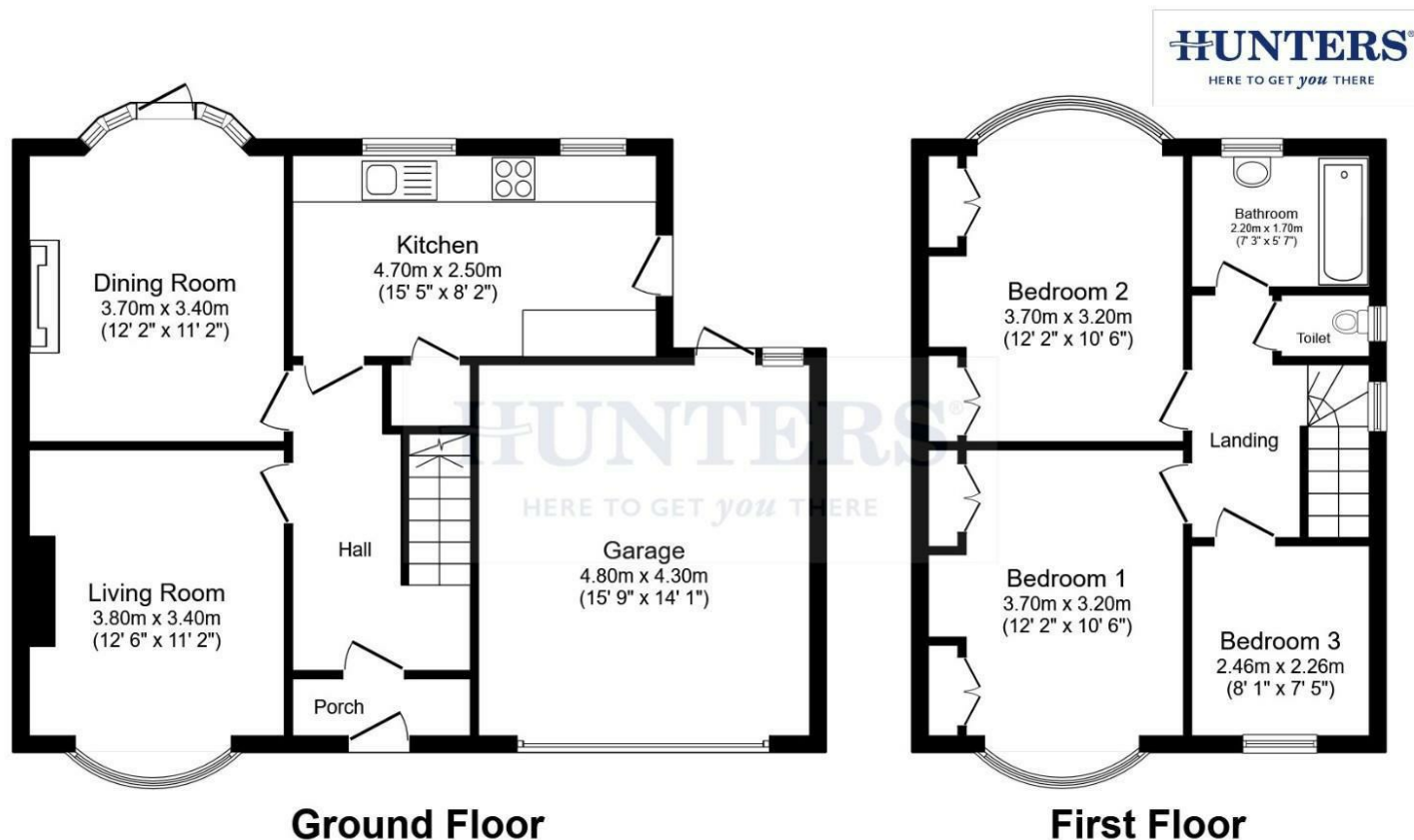
To the first floor are three bedrooms, two of which have fitted wardrobes, two-piece house bathroom and separate WC.

Outside are gardens to the front, driveway, garage and integral workshop with WC, to the rear are enclosed gardens predominantly laid to lawn.









Total floor area 116.6 m<sup>2</sup> (1,255 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). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

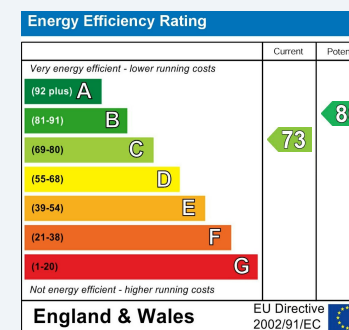
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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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