



## Rainsborough Way, York, YO30 6QB

- VERY WELL PRESENTED
- SEMI DETACHED PROPERTY
- ENSUITE TO MASTER BEDROOM
- WEST FACING GARDEN TO REAR
- THREE BEDROOMS
- POPULAR LOCATION
- CLOAKS WC
- AMPLE OFF STREET PARKING

**£300,000**





# Rainsborough Way, York, YO30 6QB

## DESCRIPTION

A beautifully presented and spacious three bedroomed semi-detached property.

Situated on this popular modern development to the North of York with excellent access to the city and to the well-regarded Clifton moor retail park as well as the York ring road and road networks beyond. This is an ideal family property with the benefit of a Cloaks WC, large lounge, ensuite master bedroom, ample off-road parking and an enclosed west facing rear garden.

The accommodation which benefits from gas fired central heating and UPVC double glazing briefly comprises, entrance hall, cloaks WC, lounge, dining kitchen with fitted base and wall units, integral electric oven, four ring gas hob with extractor fan hood, plumbing for dish washer and washing machine, there is and understairs storage cupboard and French doors to rear garden.

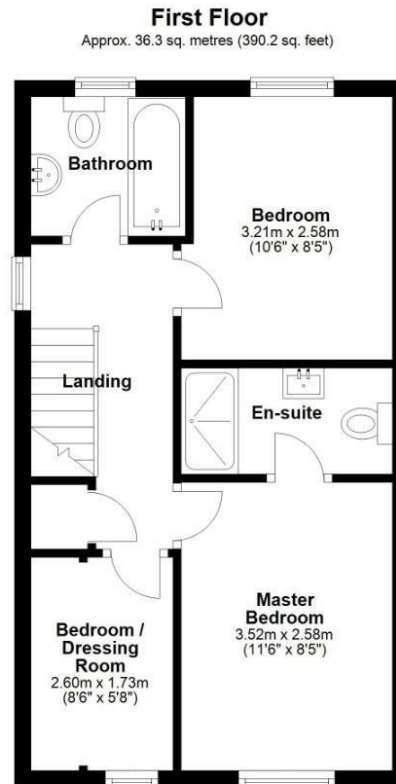
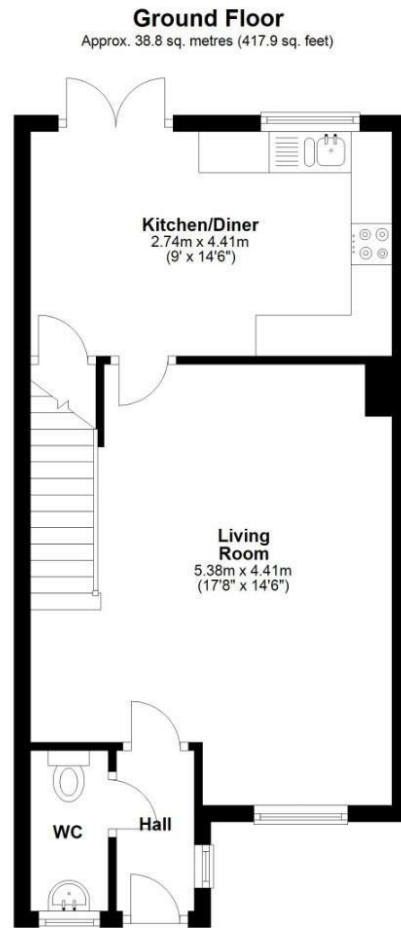
To the first floor is a galleried landing with built in airing cupboard housing gas combi-boiler which supplies domestic hot water and central heating, master bedroom with three-piece ensuite shower room, bedroom two, bedroom three, three-piece house bathroom.

Outside are open plan lawned gardens to front, driveway with parking for several cars, a timber gate gives access to west facing spacious rear gardens with stone flagged patio, mature trees and shrubs, timber fence to perimeter.









Total area: approx. 75.1 sq. metres (808.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**33 Rainsborough Way**

**Viewings**

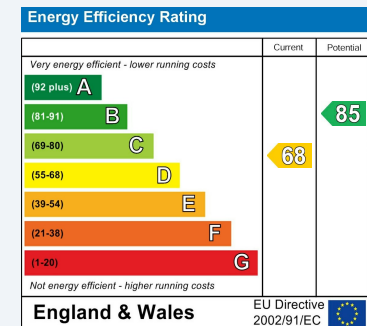
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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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