



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 within Riseborough House, offering exceptional privacy and views across mature, tree-lined communal gardens. The development sits just off Rawcliffe Lane, within a mile of York's historic city walls.

The apartment is accessed via a secure communal entrance with intercom. Inside, a central hallway leads to a bright open-plan lounge/diner, with generous natural light and a door to the balcony overlooking the gardens. The modern kitchen includes fitted units and integrated appliances.

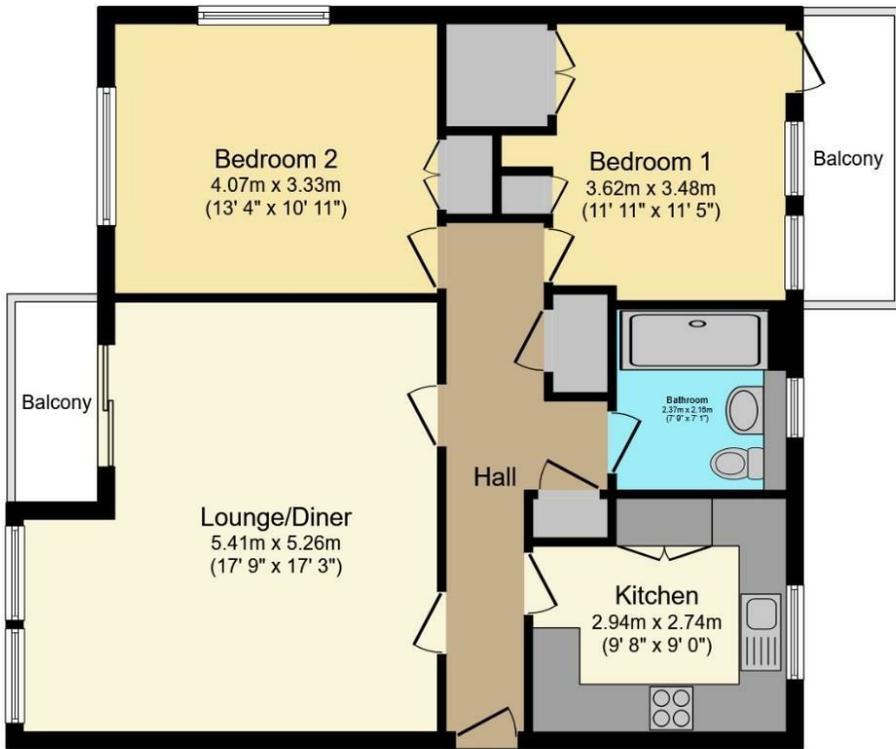
There are two double bedrooms, one featuring a walk-in wardrobe and its own private balcony with garden views. The contemporary shower room offers a large walk-in shower, vanity unit and WC. Excellent built-in storage and a shared laundry/drying room (used by only two apartments on the floor) add further practicality.

Externally, the property includes a garage, unrestricted parking within the communal car park, and extensive, well-maintained landscaped gardens. Rawcliffe Lane offers easy access to Clifton Green, local shops and cafés, York Sports Club, and Homestead Park, which sits just across the road from the pedestrian gate.

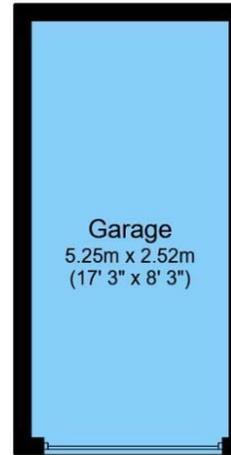
This peaceful and well-kept development offers a rare combination of privacy, greenery and convenience close to the city.







Floor Plan



Garage

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

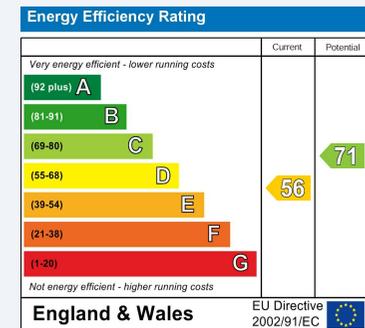
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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