



**Coningham Avenue, Rawcliffe, York**

£415,000

**Stephensons**  
estate agents & chartered surveyors

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## Coningham Avenue, York YO30 5NH

Est. 1871

£415,000

Situated within the highly regarded Rawcliffe area to the north of York, Coningham Avenue forms part of a popular modern development offering excellent access to a range of local amenities, well-regarded schools, Clifton Moor Retail Park, York city centre, and the outer ring road for convenient travel further afield.

Immaculately presented throughout and finished to an exceptional standard, this substantial townhouse has been comprehensively upgraded by the current owners to create a truly turn-key home, combining stylish contemporary interiors with practical family living across three floors.

The centrepiece of the property is undoubtedly the stunning full-width kitchen extension, creating a superb open-plan kitchen, dining and living space flooded with natural light. Finished to an outstanding specification, the kitchen features a range of high-quality fitted units, integrated appliances, quartz work surfaces, and a large central island, all complemented by sleek contemporary styling and bi-fold doors opening onto the rear garden.

Occupying a larger-than-average plot for the development, the property benefits from a wider rear garden and a more substantial extension than many neighbouring homes, providing an enhanced sense of space both internally and externally. The landscaped rear garden has been thoughtfully designed for entertaining and modern family life, with paved seating areas and low-maintenance finishes.



Tenure: Freehold  
Services/Utilities: All mains services connected.  
Broadband: Up to 1000\* Mbps download speed  
EPC Rating: TBC  
Council Tax: D - City of York  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.

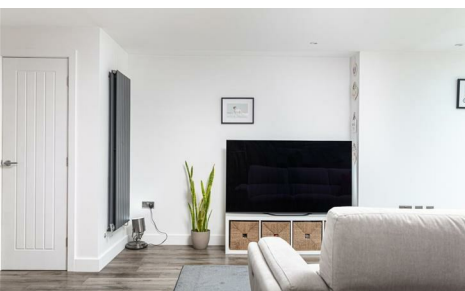


The ground floor also benefits from an entrance hall, a stylish ground floor WC, integral storage garage currently utilised as additional storage space, and a versatile office/playroom.

To the first floor are two generous double bedrooms and a beautifully appointed family bathroom finished with high-quality fixtures and fittings. The impressive principal bedroom suite occupies the entire second floor, featuring fitted storage, a dressing area, and a luxurious en-suite shower room.

Throughout the property, the attention to detail and quality of finish is immediately apparent, with upgraded flooring, contemporary décor, bespoke touches, and beautifully fitted bathrooms creating a home ready for immediate occupation.

Externally, the property benefits from driveway parking, an attached garage/store, and the landscaped rear garden. Offered for sale with no onward chain, this is a rare opportunity to acquire a significantly upgraded modern home in one of York's most convenient residential locations.



## Partners:

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## Coningham Avenue, York, YO30 5NH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1353 SQ FT / 125.71 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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