

Rawcliffe Avenue, York YO30 5QD

£300,000

**Stephensons**  
estate agents & chartered surveyors



Found in a peaceful Cifton cul-de-sac, this beautifully presented home has been thoughtfully extended and renovated to a high standard throughout, offering a superb blend of style, practicality and space.

Tenure: Freehold  
 Broadband Coverage: Up to 1000\* Mbps download speed  
 EPC Rating: C - 69  
 Council Tax: B - 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.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



The standout feature is a carefully designed two-storey rear extension, which has transformed the layout to create a far more versatile home, ideal for modern family living. The spacious living room is a real focal point, complete with a wood-burning stove that adds warmth and character. To the rear, the extension has provided a larger kitchen and dining area, perfectly designed for everyday life and entertaining alike. Upstairs, the space has been equally well utilised, providing generous bedrooms and a luxurious four-piece family bathroom.

Finished to a high specification throughout following a full renovation by the current owners, the property offers a turnkey opportunity for buyers seeking quality and attention to detail.

Externally, the home benefits from off-road parking for multiple vehicles, with a driveway to the front, and a private rear garden offering a peaceful outdoor retreat.

Clifton Without is a sought-after residential area on the northern edge of York. It combines a quiet suburban feel with excellent amenities nearby, including shops, supermarkets, schools and leisure facilities. Rawcliffe Bar Park & Ride offers quick access into the city centre, while the outer ring road is moments away, providing superb connections to the wider region. Nearby Clifton Moor Retail Park also offers an extensive choice of shopping, dining and entertainment options.

This stylish and thoughtfully extended home represents a rare opportunity to purchase a finished property in such a convenient yet peaceful location.

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**Partners:**

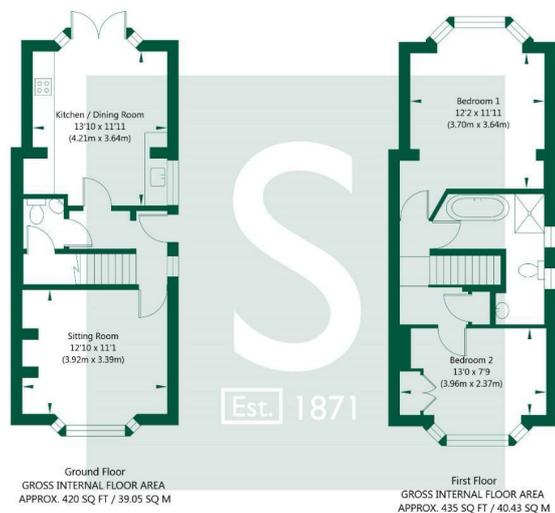
- J F Stephenson MA (Cantab) FRICS FAAV
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.48 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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