



Rawcliffe Lane, York £650,000

A lovingly maintained bay-fronted property with a perfect rear extension, allowing for flexible open plan living overlooking stunning manicured gardens. Offered for sale for the first time in almost 50 years, this is a wonderful opportunity to acquire a beautifully presented family home.



Retaining a wealth of original features, and showing off stained glass window, traditional coving and cornices, as well as high ceilings with ceiling roses, the property has been well looked after and offers a substantial family home.

The property is entered through the front brick porch and in turn through the wooden front door into a spacious entrance hall, with doors leading to the ground floor living spaces.

To the front elevation of the property is a cosy yet spacious reception room, with ample natural light flow impressive features, such as coal effect gas fireplace, ceiling rose and beautiful cornices above the large bay window.



A further reception room is offered in the impressively designed rear extension, a substantial open space providing a perfect area for entertaining and leading through into the property's kitchen. This living space boasts wood flooring, a stunning open fire and once again retains a wealth of character with ceiling roses, cornices, stained glass window and picture rail. The living space flows through into a generously sized dining area with patio doors leading to the rear garden and velux roof lights, creating a wonderfully light and open space.

The property's large galley-style kitchen comprises a range of cream fitted wall and base units with worksurfaces and splash back. Fitted appliances include a gas stove with extractor hood over, stainless steel sink with mixer tap, integrated dishwasher, double oven/grill, fridge/freezer and space and plumbing for a washing machine and dryer, still leaving ample storage space. The ground floor is completed by a convenient downstairs WC.

To the first floor of the home are three good-sized bedrooms, a family bathroom and separate WC.



The master bedroom sits to the front of the property and is a generous double bedroom, with large bay window to the front, fitted wardrobe and an en-suite comprising a corner shower, low flush WC, vanity unit with hand wash basin and heated towel rail.

A second double bedroom is found at the rear elevation of the property and again provides spacious accommodation. The third bedroom is to the front of the property and is a good-sized single room or could alternatively be used as a nursery or home office.

Completing the internal accommodation is the house bathroom and adjoining WC. The bathroom boasts a panel bath, corner shower, pedestal hand wash basin and heated towel rail, whilst also having a useful airing cupboard which houses the property's boiler.



Externally, the property has an attractive curb appeal, being a bay-fronted traditional detached property with lovely porch. The front boasts a large driveway leading to the garage, offering ample off-street parking. A gravelled front garden is home to a range of vibrant plants and shrubs.

To the rear of the home is an oak framed porch backing onto a large stone-flagged patio, with area to enjoy al-fresco dining or your morning cup of coffee. The sizeable rear garden is tree-lined and offers a lovely peaceful setting, with a range of beautiful flowers and trees, including two apple trees. With the majority being laid to lawn, the garden has an additional patio at the very rear, which offers more space for outdoor seating and has a greenhouse, perfect for vegetable growers. There is also a raised shed and a lovely summerhouse, providing plenty of garden storage.



Situated on Rawcliffe Lane, the property is well located for access into York City Centre or to Clifton Moor and further out of York. With Homestead Park being just a short walk away, and local schools and amenities, it is perfectly situated for families. Being offered to the market for the first time in almost 50 years, the home is sure to appeal to a range of buyers and therefore early viewing is highly recommended.

Tenure: Freehold

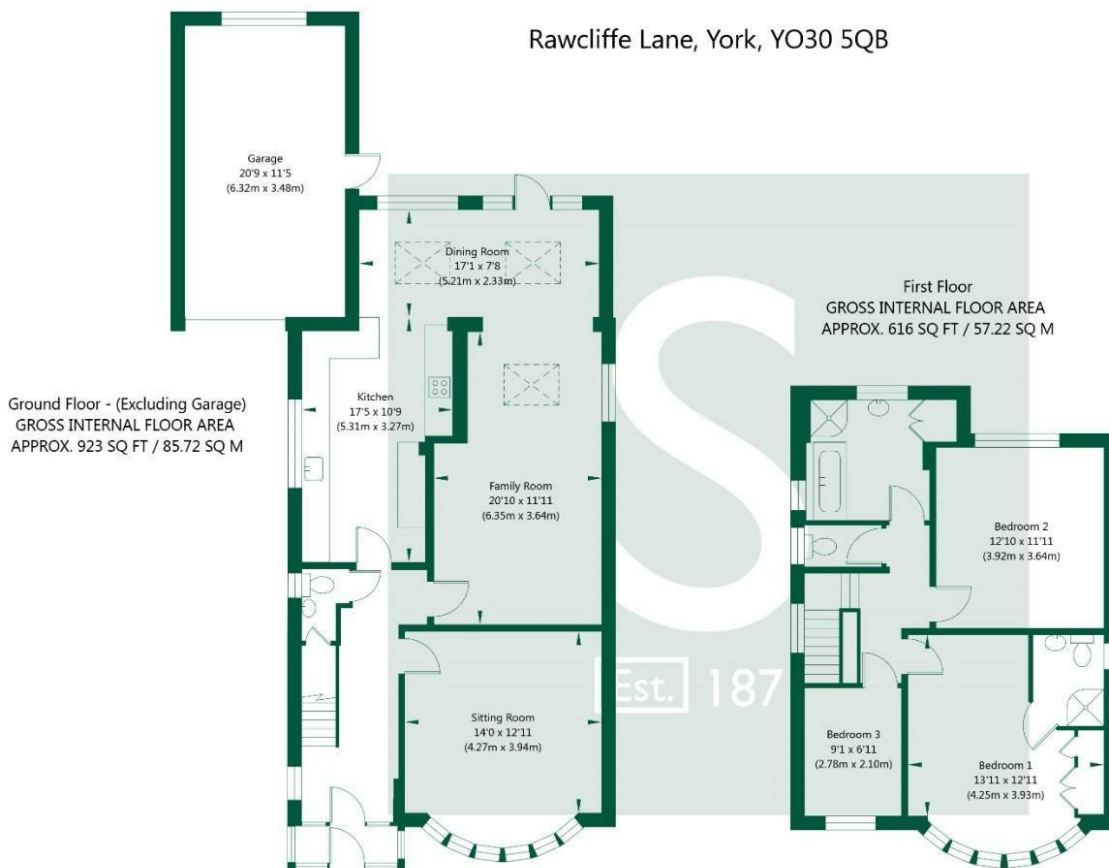
Services: All mains services are connected

EPC: TBC

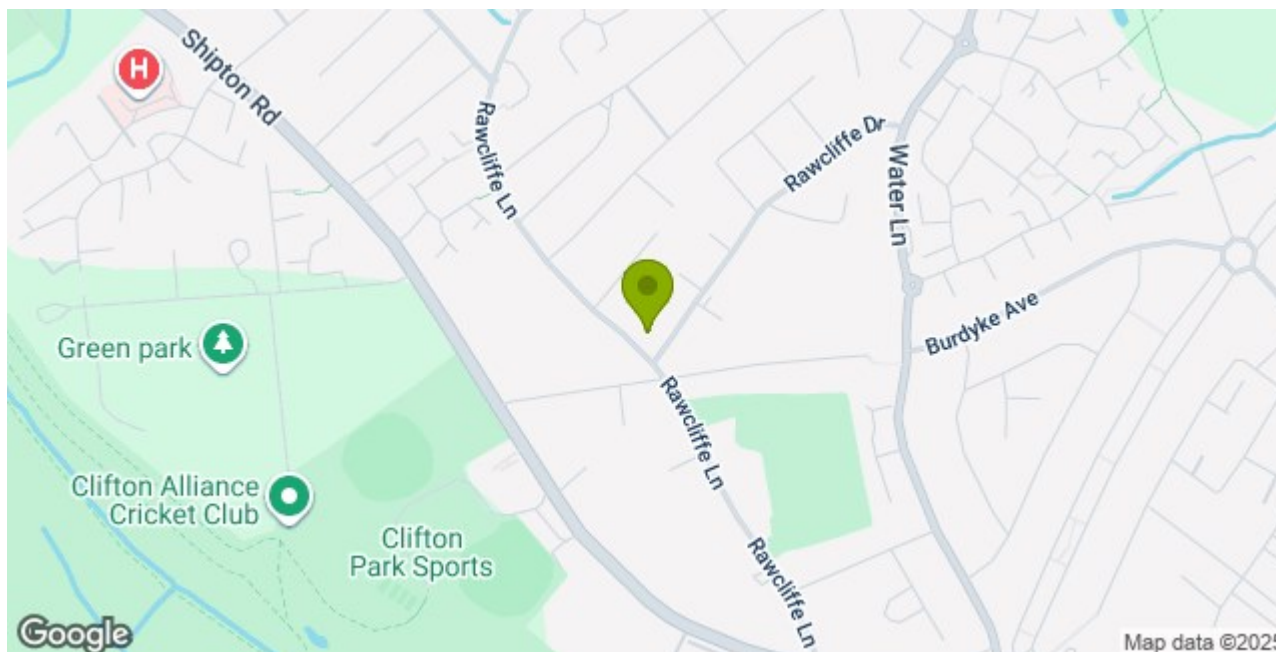
Council Tax: City of York Council - Band E

Viewings: Strictly via the selling agent - 01904 625533

Rawcliffe Lane, York, YO30 5QB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1539 SQ FT / 142.94 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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