



Shelley Grove, York

£300,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Shelley Grove,
York YO30 5SP

Est. 1871

£300,000

Occupying a pleasant position within this established residential area of Rawcliffe, this extended semi-detached home offers an excellent opportunity for buyers seeking a property with scope to modernise and personalise, available to the market with no onward chain.

The property provides spacious and versatile accommodation extending to over 1,100 sq ft, with a layout well suited to family living. The ground floor centres around a generous sitting room measuring over 18 feet in length, complemented by a separate dining room and adjoining kitchen. The two rooms to the rear aspect have been traditionally utilised as double bedrooms, with one currently being used as a secondary reception room, with patio doors opening out onto the rear garden. A downstairs family bathroom is located off the inner hallway, with a cloakroom W.C. servicing the primary bedroom. A garden room sits to the front aspect, overlooking a private and enclosed front garden.

To the first floor are two further bedrooms, offering flexibility for growing families, home working or guest accommodation. These bedrooms are served by a three-piece family bathroom located off the first-floor landing.

Whilst the home would benefit from a programme of updating and modernisation, it offers clear potential for improvement and reconfiguration subject to requirements, making it an appealing opportunity for buyers looking to create a long-term



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps
download speed
EPC Rating: D - 56
Council Tax: D - City of York
Current Planning Permission: No current
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.



home tailored to their own tastes.

Externally, the property benefits from front and rear gardens
alongside an attached garage providing useful storage and
off-street parking potential.

Rawcliffe remains one of York's consistently popular
residential locations, well placed for access to the city centre,
York Railway Station, the outer ring road and a range of nearby
shops, schools and amenities. The area also benefits from
nearby riverside walks, cycle routes and excellent transport
connections.

Offered with vacant possession and no forward chain, this is
an increasingly rare opportunity to acquire a spacious family
home with significant potential in a convenient and well-
established York location.

Partners:

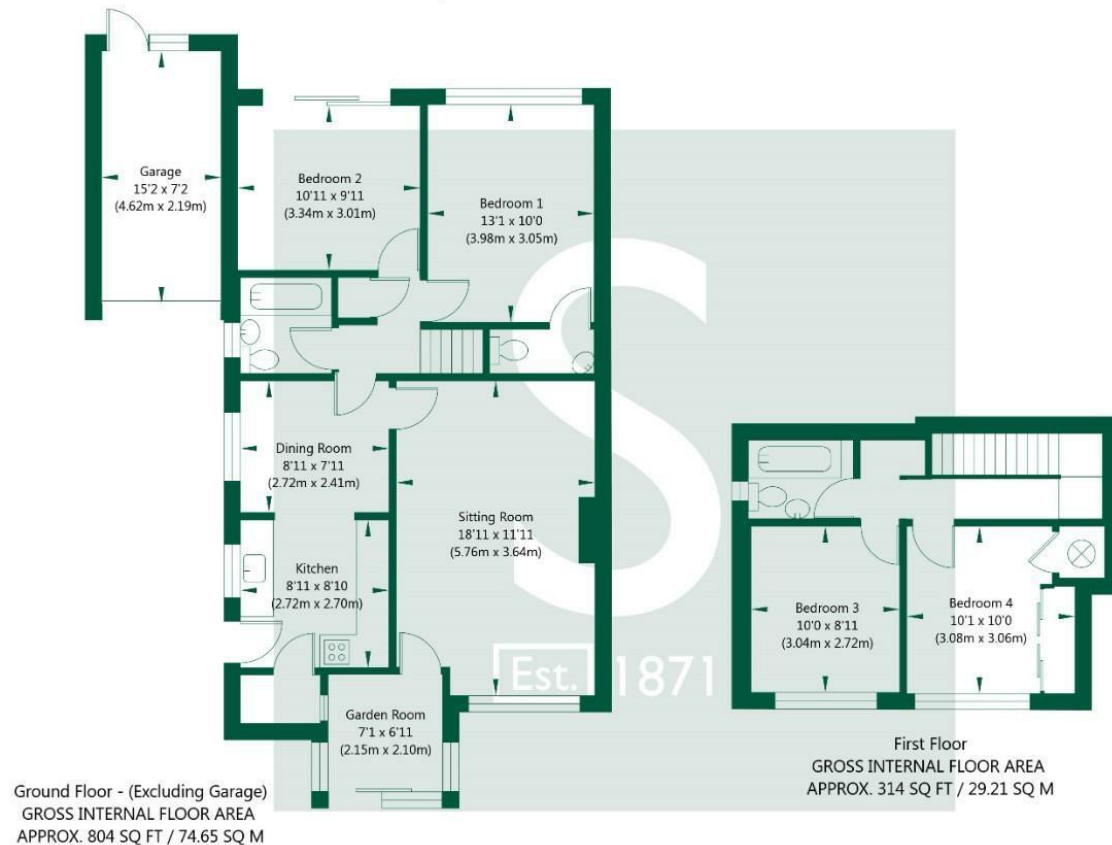
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 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
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Shelley Grove, Rawcliffe, York, YO30 5SP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1118 SQ FT / 103.86 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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