



## 11, Lindley Wood Grove, York, YO30 4SR £290,000

Set within a quiet residential cul-de-sac, this attractive home occupies a generous corner plot and offers a welcoming, easy-to-live-in option in a convenient part of Rawcliffe.





The property has been recently updated throughout, creating a bright and comfortable environment well suited to modern family life or those taking their first step onto the property ladder. The ground floor begins with a well-proportioned sitting room, offering a cosy yet versatile space for relaxing or spending time together. To the rear, the newly fitted kitchen and dining room forms a natural hub of the home, finished with contemporary units and thoughtful detailing, and providing direct access out to the garden for everyday living and entertaining.



Upstairs, there are two generous bedrooms, both benefitting from built-in wardrobes that maximise space and practicality. These are served by a newly installed bathroom, finished to a high standard with modern fittings and a clean, stylish feel, creating a calm and pleasant space to unwind.



Externally, the home enjoys a particularly good-sized corner plot, with driveway parking for multiple vehicles. The cul-de-sac setting adds to the sense of privacy and safety, while the location remains well placed for local amenities, schools, green spaces and straightforward access into York.

A smartly presented and thoughtfully updated home, offering a great balance of comfort, space and location – ideal for first-time buyers or those seeking a home that is ready to enjoy from day one.

### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: up to 1000 Mbps\*

EPC Rating: C - 70

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

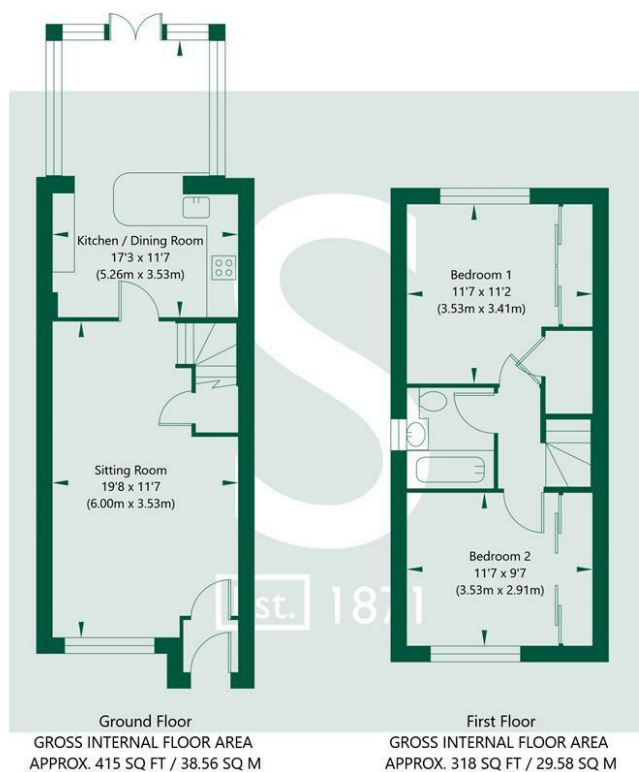
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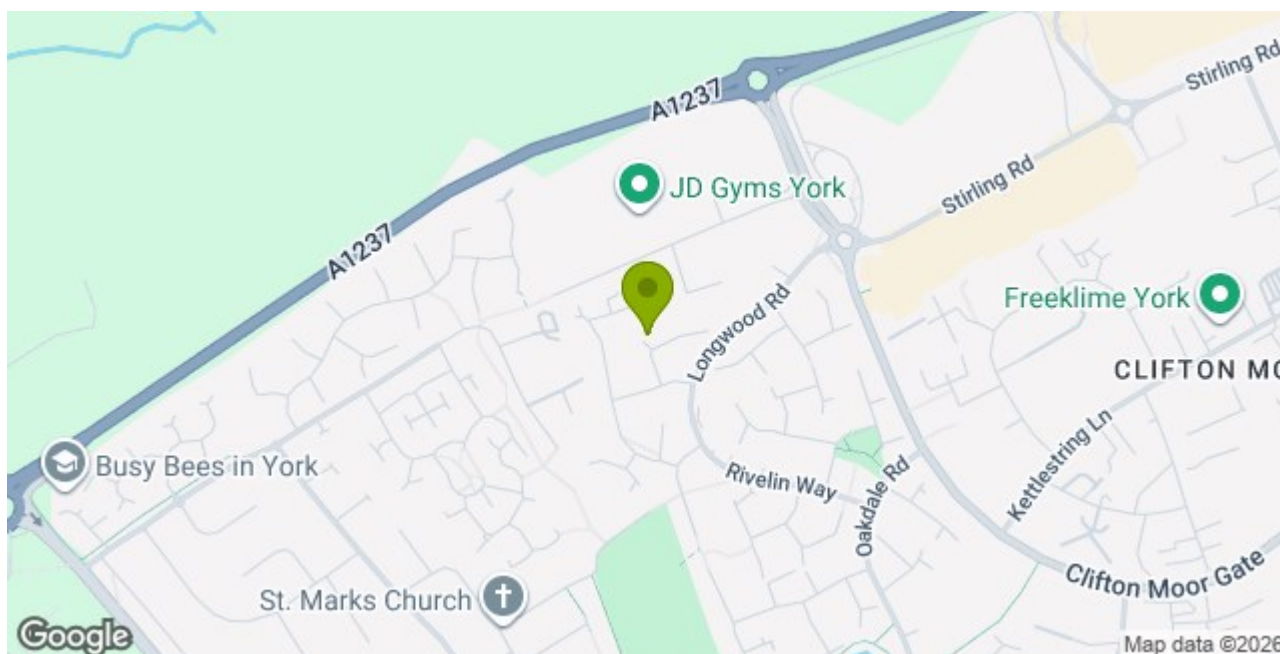
\*Download speeds vary by broadband providers so please check with them before purchasing.



# Lindley Wood Grove, Rawcliffe, York, YO30 4SR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 733 SQ FT / 68.14 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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