



3 Rawcliffe Close
York, YO30 5UG
£1,100 PCM



This well presented two semi bedroom bungalow is situated in a quiet cul-de-sac in Rawcliffe with excellent access to York City Centre and the A1237

The property comprises of a spacious lounge, modern kitchen with all white goods included, two double bedrooms and a shower room. The property also benefits from a large rear garden and driveway.

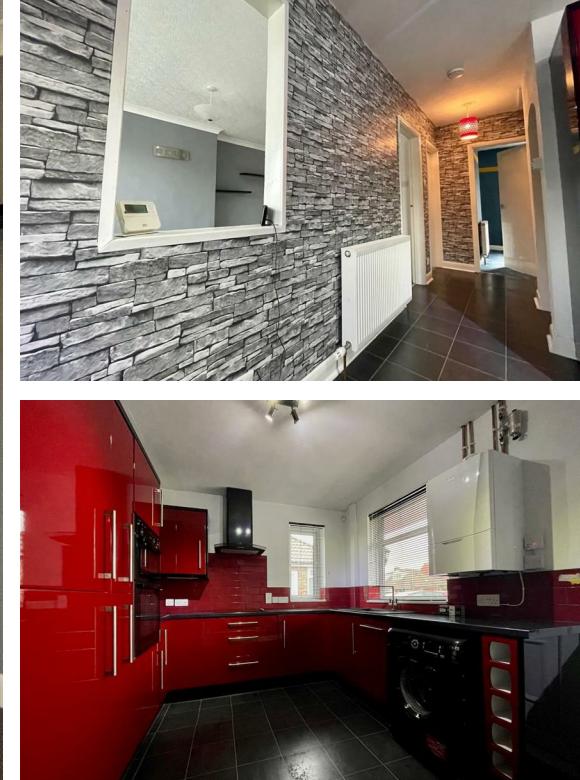
The hallway and kitchen also have the benefit of under floor heating and the property has gas central heating.

The property is to be let on an unfurnished basis. Pets will be considered.

Council Tax band B.

EPC Rating D

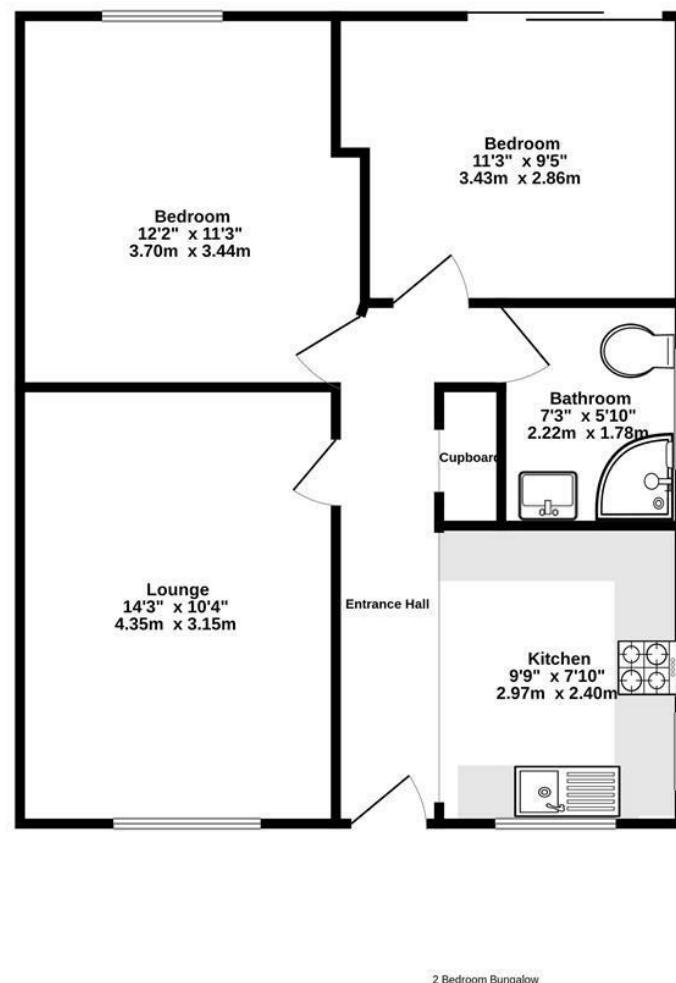
Available Early February.





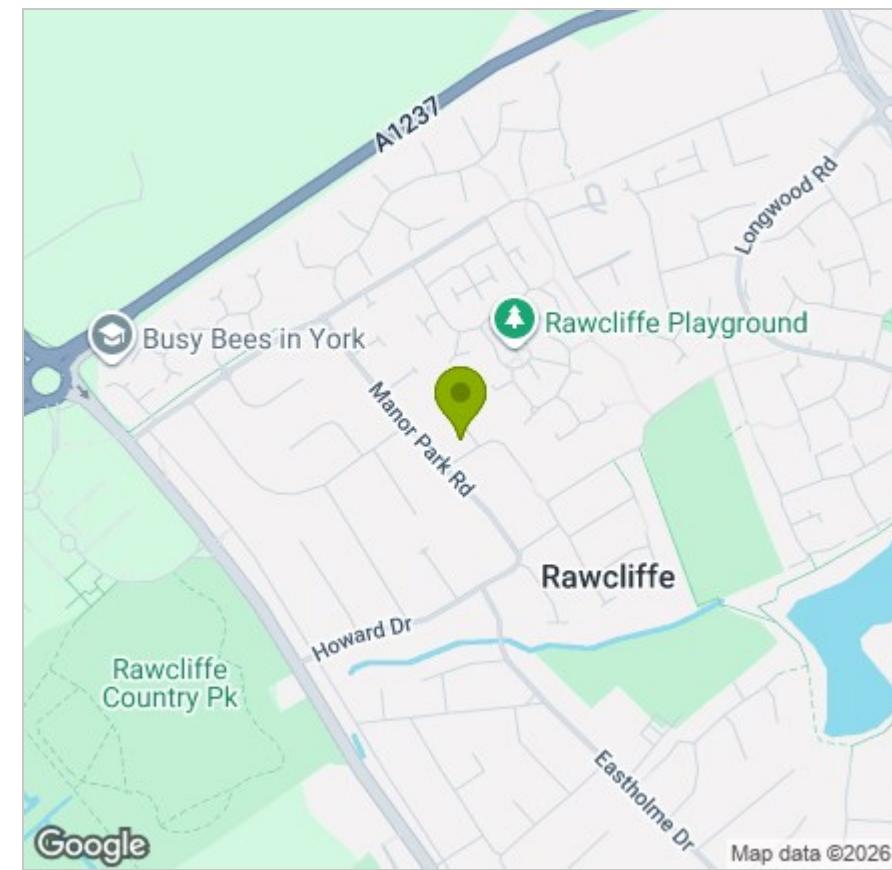
FLOOR PLAN

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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