



HUDSON  
MOODY

30 Rawcliffe Croft, Rawcliffe, York YO30 5UT





A beautifully presented, spacious LINK DETACHED HOUSE situated within the popular and sought after RAWCLIFFE area of York.

Rawcliffe lies conveniently for York city centre and the outer ring road and has a wide range of facilities available close by.

A light and spacious reception hall, with built-in understairs cloakroom, leads to a large open plan sitting and dining area with bay window to the front and sliding doors leading out into the generous conservatory. The modern kitchen has a comprehensive range of fitted wall and floor units together with a breakfast bar. Doors from the kitchen lead to the garage and garden.

On the first floor are three double bedrooms, the largest having fitted wardrobes, a further single bedroom and modern house bathroom with free-standing bath and shower cubicle.

To the rear is an attractive lawned garden with flagged terrace and timber store shed.



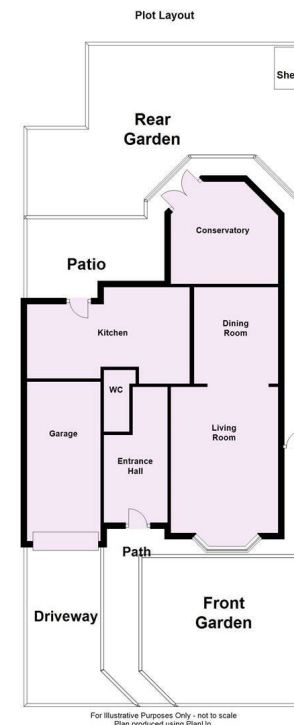
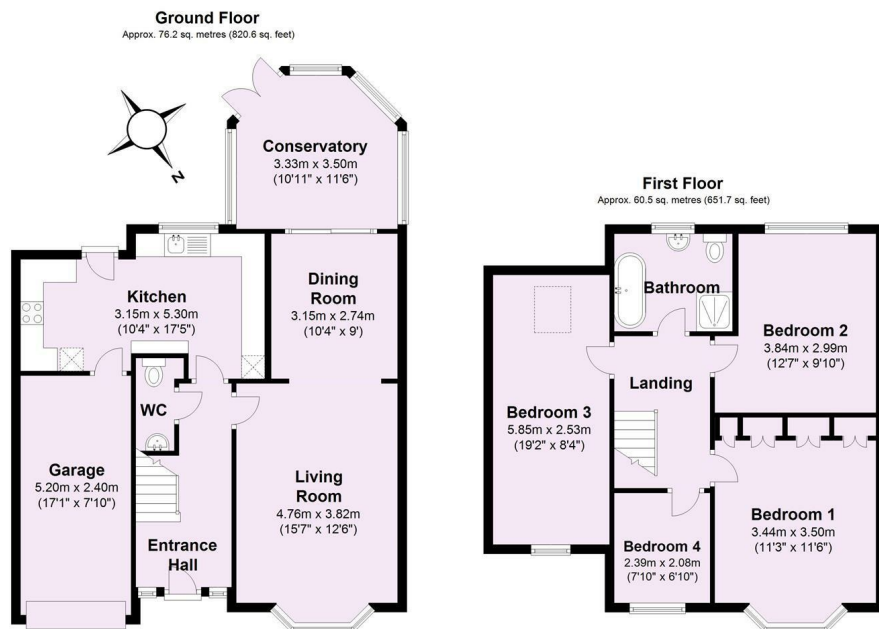


- Link Detached House.
- Sitting Room / Dining Room
- Conservatory
- Breakfast Kitchen
- Single Garage
- Great Family Home
- Light and Spacious Feel
- Attractive Lawned Garden
- Easy Access to York
- No Chain

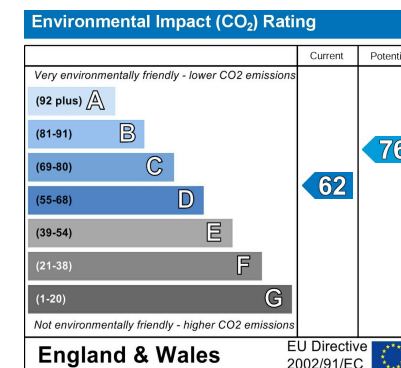
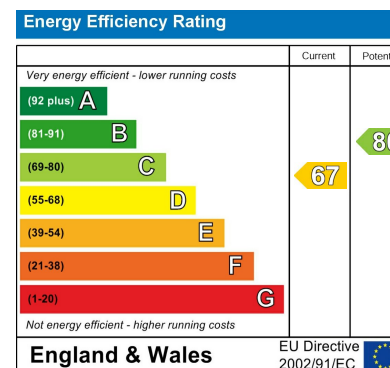
**Guide Price £299,950**

Tenure: Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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#### IMPORTANT NOTICE

- These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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