



Conningham Avenue, Rawcliffe Grange, York Offers In Excess Of £270,000

Spacious four-bedroom mid terrace property with off street parking situated within the popular York area of Rawcliffe with quick and easy access to York City Centre as well as great links to the A64 and further afield.



The property is entered via a wood effect uPVC front door into a small entrance hall with a downstairs WC. Found immediately off the hall is the kitchen which benefits from a range of wall and base fitted units, built in oven with gas hob and space for a freestanding fridge freezer along with plumbing for a washing machine and dishwasher. A large bay window to the front elevation provides extra space and light to the room.



The ground floor accommodation is completed by a large, spacious living/dining room to the rear elevation, benefiting from an electric feature fireplace, useful understairs storage cupboard and patio doors out to the rear garden.



To the first floor is the majority of the bedroom accommodation, with bedroom two being a well proportioned double bedroom to the rear elevation with a uPVC double glazed window over looking the rear garden. Bedroom three is another double room to the front of the property. To complete the first floor accommodation, there is a further single room and a house bathroom with a modern three piece suite comprises a panelled bath with shower over, hand basin and low flush WC.



On the second floor is a dual aspect master suite with large double bedroom, dressing area and en suite boasting a walk-in shower, a hand basin and low flush WC.

To the outside the property benefits from a front and rear garden which is mainly laid to lawn with a useful storage shed. To the front is a small rear garden and an off street parking space. Crucially this property is being offered for sale with no onward chain.

Tenure: Freehold

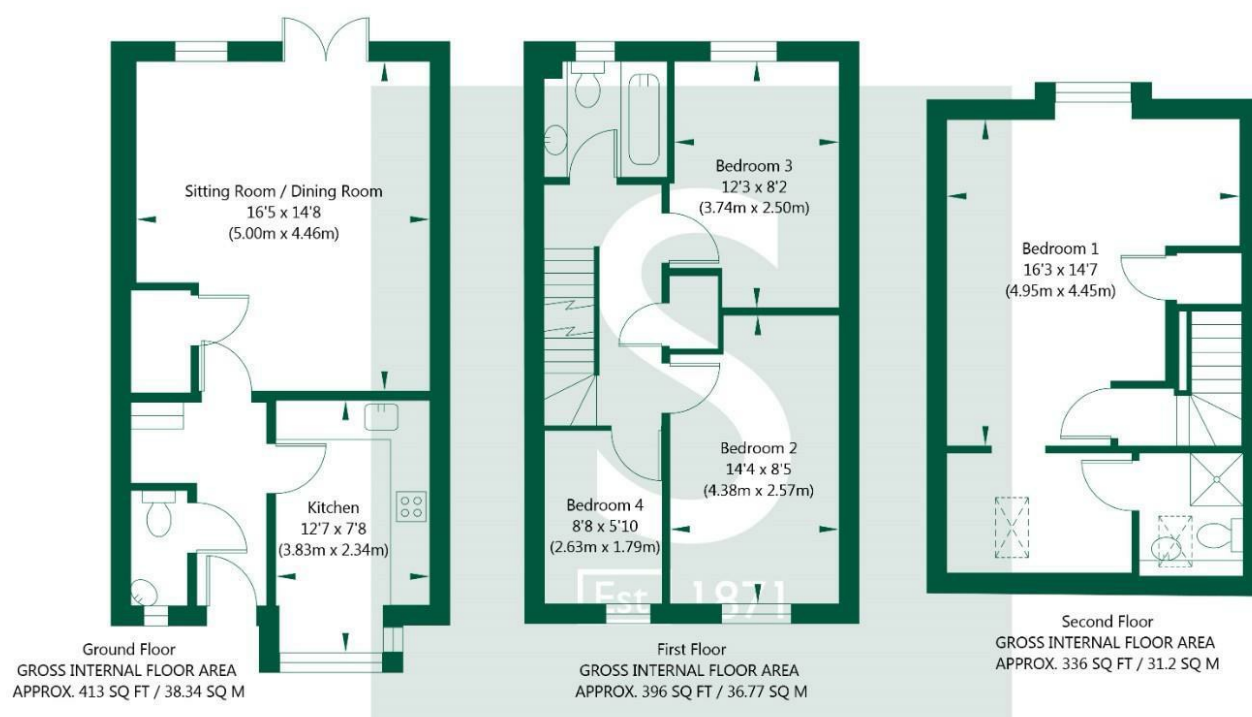
Services: Mains water, electricity, gas and drainage

EPC: 74 (C)

Council Tax: City of York – Band D

Viewings: Strictly via the selling agent 01904 625533

Conningham Avenue, Rawcliffe Grange, York, YO30 5NH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1145 SQ FT / 106.31 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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