



HUDSON
MOODY

23 Rawcliffe Drive, York YO30 6NT



****VIEWING ADVISED****

A WELL PRESENTED, DETACHED FAMILY HOUSE situated on a corner plot in the popular Rawcliffe area of York with easy access to York city centre and the outer ring road.

A lawned garden with brick set paths and side driveway, leads into a glazed porch and then into a good sized entrance hall with staircase to the first floor. The dining room, situated to the front of the property, features a large bay window and ornate period fireplace. To the rear is the living room with contemporary fireplace and a large bay window with central door leading out into the garden. The light and airy, modern, kitchen offers a comprehensive range of fitted units incorporating an integral dishwasher, washer/dryer, fridge/freezer and double oven together with a generous breakfast area and a door leading to the ground floor WC and further storage cupboard. To the rear of the kitchen lies a conservatory with glazed double doors opening out onto a decked seating area. To the first floor are two generous double bedrooms, both with bay windows, a third double bedroom with built-in cupboard and a fourth, single bedroom. In addition there is a modern house bathroom with underfloor heating. To the rear of the house is a mature lawned garden surrounded by trees and shrubs whilst to the side is a good sized garage and the driveway providing off street parking.

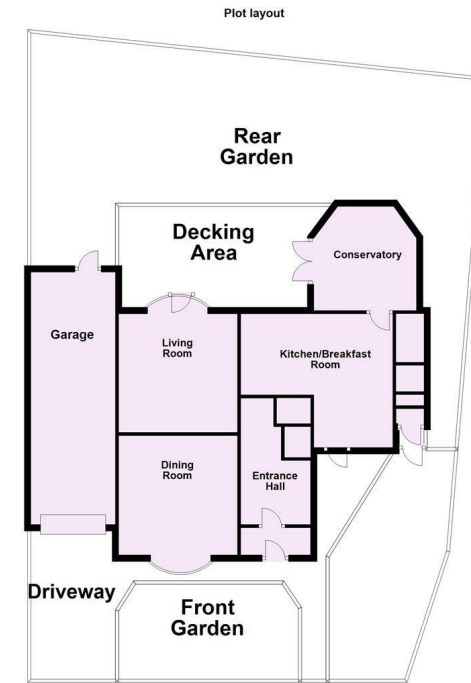
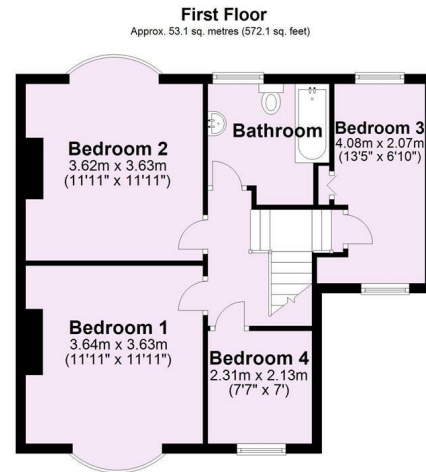
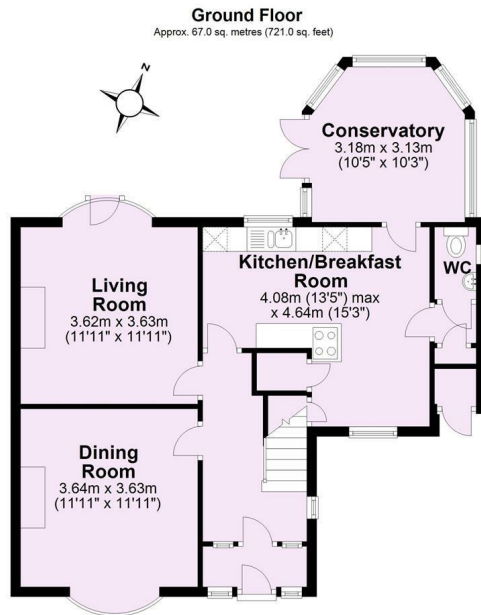


- Detached Family House
- Two Reception Rooms
- Bespoke Kitchen and Conservatory
- Ground Floor WC
- Three Double Bedrooms
- Corner Plot
- Contemporary Bathroom
- Front, Side and Rear Gardens
- Tandem Garage and Off Street Parking
- Sought After Location

Guide Price £399,000

Tenure: Freehold





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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		49	65
	EU Directive 2002/91/EC		

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IMPORTANT NOTICE

1. 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.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. 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.

**58 Micklegate
York
North Yorkshire
YO1 6LF**

01904 650650