

EASTHOLME DRIVE, RAWCLIFFE, YORK YO30

£269,995 freehold

3 bedroom semi detached house for sale

**LINLEY &
SIMPSON**



- **Semi-Detached House**
- **Spacious Lawned Rear Garden**
- **Two Reception Rooms**
- **Three Bedrooms**
- **Garage and Off Street Parking**
- **Gas Central Heating**

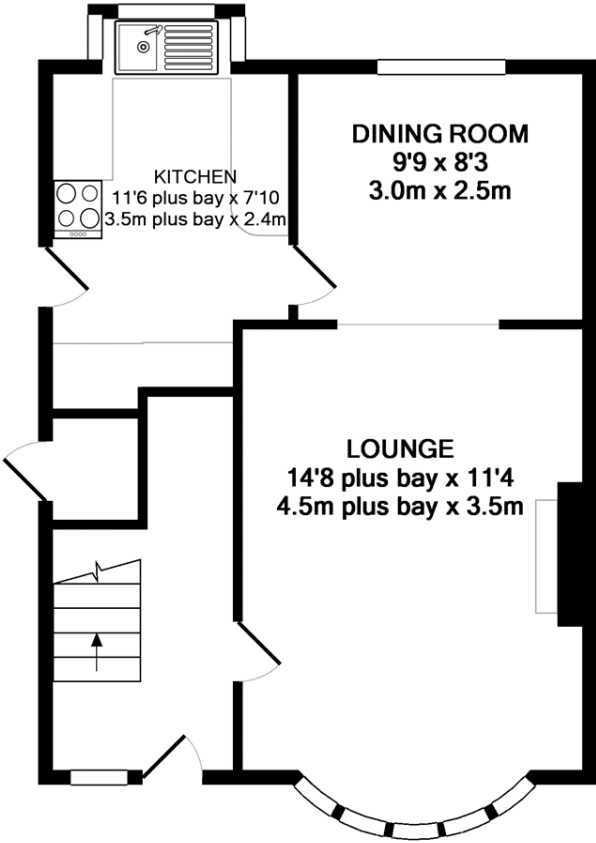
A lovely three bedroom semi-detached house which benefits from an impressive lawned garden to the rear and off street parking with access to an attached garage, to the front. Located in the hugely popular Rawcliffe area of the city, the property has easy access to the outer ring road as well as excellent city centre links and local amenities.

The property is well-maintained throughout and really must be viewed to appreciate the accommodation on offer. The internal accommodation begins with an entrance hall. The main living space boasts a generous lounge with a bay window, a fireplace and a living flame gas fire. The lounge leads into a dining room with views over the rear garden. The ground floor is completed with a fitted kitchen. Upstairs the property features two double bedrooms both of which have built-in wardrobes and the master has a bay window. There is a smaller third bedroom, a two piece bathroom and a separate W.C. There are also the advantages of gas central heating and double glazing.

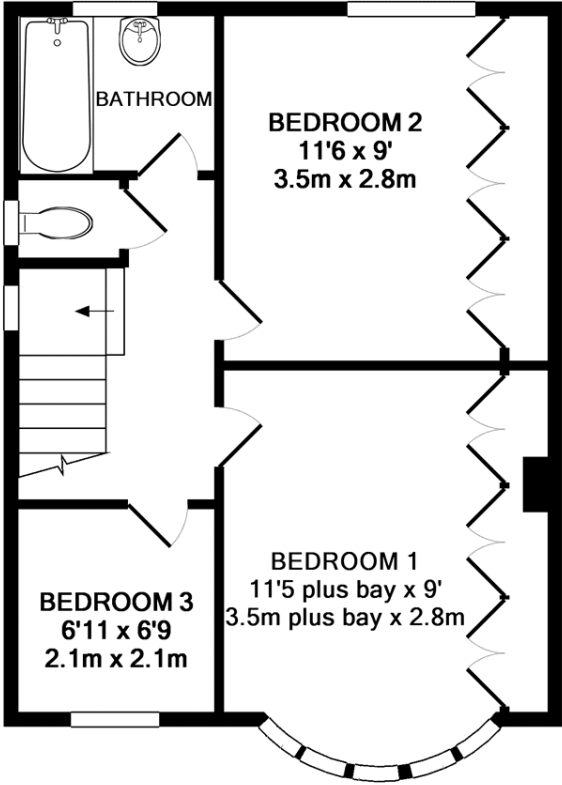
The exterior of the house offers the wonderful lawned rear garden. There is a paved space, planted beds and a summer house. To the front is a smaller lawned garden, planted borders and a driveway.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details





GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

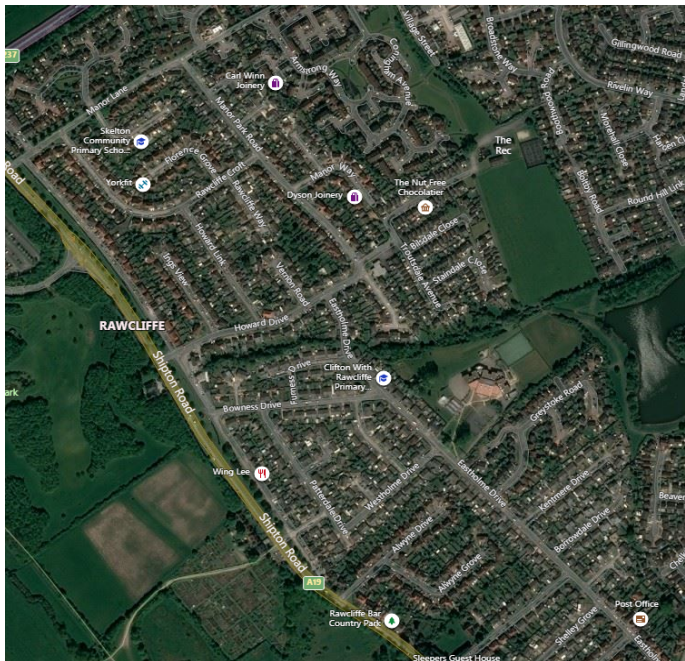
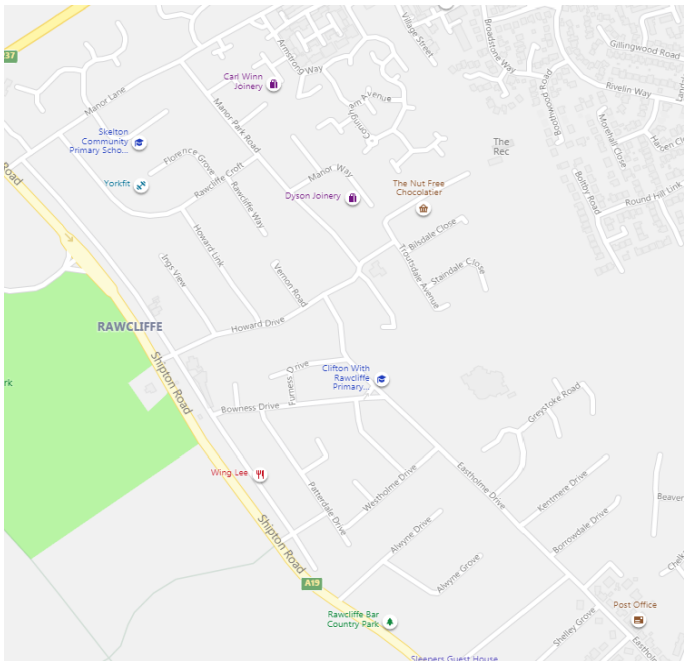


1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band C - £1,413.68 per year (York 2018/19)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

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Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



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