



WISHART
ESTATE AGENTS

4 Wasdale Close
Rawcliffe
York
YO30 5TP

£265,000

- Semi-detached bungalow
- 2 double bedrooms
- Shower room
- Good size lounge
- Kitchen diner
- Garden with patio & decking area
- Driveway
- Popular Rawcliffe location



Enjoying a prime location tucked away in a quiet cul-de-sac in the popular area of Rawcliffe, we are delighted to market this two bedroom, semi detached bungalow with a kitchen diner, a good size sitting room, two double bedrooms and a shower room.

To the front of the property a driveway allows for ample off-road parking with double gates that lead to a covered carport. A low maintenance gravel area sits alongside the front lawn.

The good size rear garden is mainly laid to lawn with a large decked terrace. Flowerbeds add interest and a splash of colour and a timber shed provides ample storage.

The property can be accessed by the front or the side. To the front, a composite door leads into an entrance vestibule and the rest of the accommodation beyond.

Located centrally to the property, a kitchen diner benefits from a range of high gloss, base and wall units with contrasting laminate work preparation areas over. Integrated appliances include a dishwasher, an oven with gas hob and extractor above. Space is provided for a free standing washing machine and fridge/freezer. The room also has ample space to accommodate a breakfast dining table and chairs. A window to the side elevation and oak effect laminate flooring complete the kitchen.

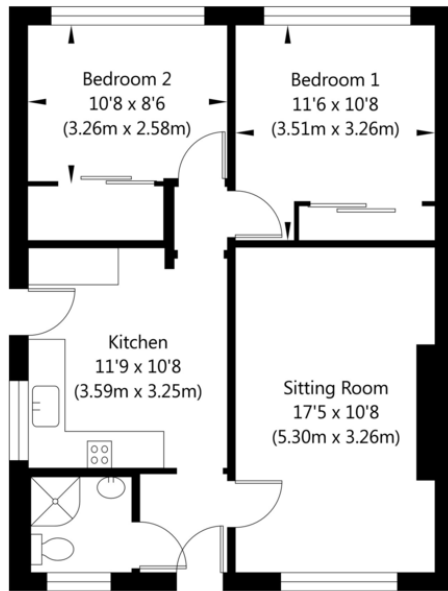
A good size lounge is located to the front of the property. A modern fire and surround acts as the main focal point whilst the large window to the front elevation allows for a naturally light room.

Two double bedrooms are located to the rear of the property enjoying views over the rear garden. Bedroom 2 benefits from fitted wardrobes and bedroom 1 has a generous freestanding wardrobe. Both rooms are finished with oak effect laminate flooring.

The shower room features low level WC, wash hand basin and corner shower cubicle. A heated towel rail, tiling to the walls and a frosted window to the front elevation complete this room.

York City Council
Council Tax Band C
EPC rating D





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 637 SQ FT / 59.2 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 637 SQ FT / 59.2 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Travelling along the York Outer Ring Road (A1237) at the roundabout leading to the A19 North and Rawcliffe Bar Park and Ride, take the exit onto Shipton Road. Take the third left hand turn off Shipton Road onto Bowness Drive. Take the first right hand turning onto Patterdale Drive and then the first left into Wasdale Close. Number 4 is on the right hand side and can be easily located by a Wishart Estate Agents 'For Sale' flag.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the [National Association of Estate Agents](#), and [The Property Ombudsman](#). Further information about [NAEA](#) & [TPO](#), our code of practice and consumer guides can be found on their websites.