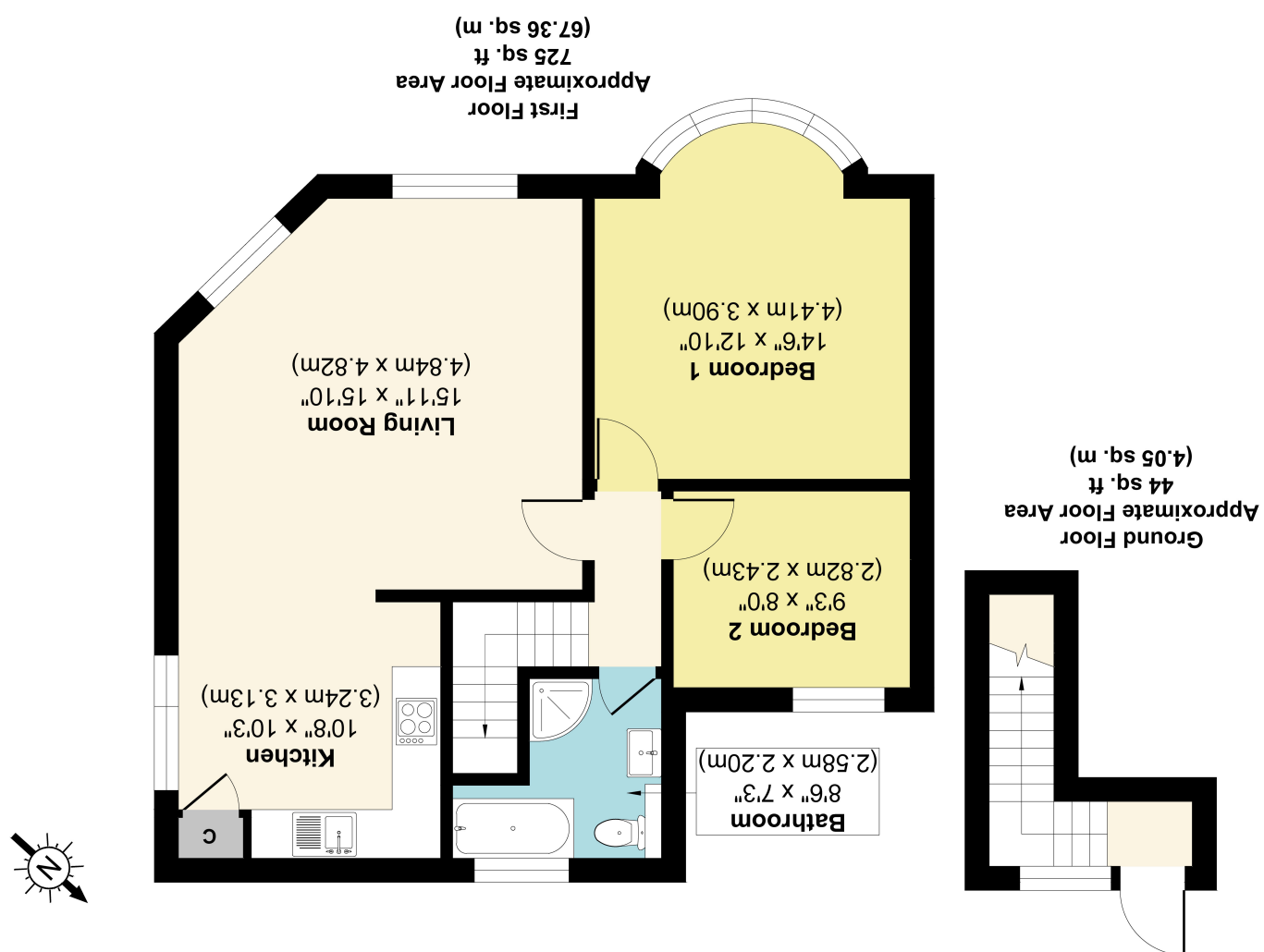


Approx. Gross Internal Floor Area 769 sq. ft / 71.42 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale.  
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## Rawcliffe Drive, York YO30 6PD

A brand new first floor apartment in a newly converted building offered for sale with the benefit of no onward chain. This well presented apartment has been finished to an extremely high standard and briefly comprises; your own private entrance, modern open plan living / dining / kitchen area with stylish shaker style kitchen and oak worktops; two good sized bedrooms, one with a bright bay window, and a contemporary four piece bathroom. Externally the property benefits from a driveway for off road parking and small area where you can add a table and chairs or bike store. With a new 999 year lease, no ground rent, no service charge and 50% of the freehold on offer, we believe this is likely to appeal to a wide range of buyers including first time buyers and investors alike therefore early viewing is highly recommended.

- No Onward Chain
- Newly Converted
- Two Good Sized Bedrooms
- Modern Bathroom
- Open Plan Living / Dining / Kitchen
- Off Street Parking
- Bright Accommodation
- First Floor Apartment
- Long Lease
- Local Amenities Nearby

Travelling along Clifton Moor Gate, at the lights turn on to Water Lane. Continue through the next set of lights along Water Lane and straight on at the mini roundabout. Take the first right hand turning on to Rawcliffe Drive and the property is located on the right hand side. Please note there is no for sale sign at this property.

Rawcliffe and Clifton Moor are situated off the A1237 giving ease of access for commuters to the A64, A59 and further road links. Clifton Moor offers a range of local shopping and leisure facilities to include the Vue Cinema, restaurants, bowling and a range of shops to include Tesco and other retail parks.

