



**Rawcliffe Grange & Farm
Rawcliffe
York YO30 5RP**

**Your own private estate!
Two adjoining properties, each with
four double bedrooms.**

Ref: 400/401

**Shared student house
Eight bedrooms**

University of York – 3.5 miles

**Time to YDH 1.5 miles - about 28 mins
walking/15 by cycling**

Time to Kings Manor 1.6 miles - about 31 mins

York St John University – 1.8 miles

**Time to York Sj 1.8 miles - about 35 mins
walking/17 by cycling**

Strictly no smoking / no pets

To see what each property offers see the individual descriptions. However, to give you an idea included is:

- *one kitchen fitted with light oak units, an Aga cooker and granite worktops;*
- *separate utility room with washing and drying facilities;*
- *dishwasher;*
- *two bedrooms with ensuite shower facilities;*
- *sunken jacuzzi bath;*
- *conservatory;*
- *patio area;*
- *barbeque;*
- *sky television and internet facilities;*
- *ample off street parking;*
- *secure bike storage;*
- *large gardens and grounds including orchard.*

The property is very close to bus routes well served by the “park and ride” services and local facilities including late hours supermarket, newsagent, pub, fish & chip shop, hairdresser and local library.

The photograph above includes both properties. The following facilities do not all apply to both properties.

For further information to check prices, availability or to arrange a viewing please email us or text this number: 07547-537956

Interior:

- Separate lounge
- Well equipped high specification kitchen
- Jacuzzi bathroom (with bath & shower)

Exterior:

- Off road parking
- Gardens
- Garage for bikes
- Patio

Kitchen:

- Full sized Cooker
- Microwave oven
- Fridge freezer
- Washer dryer
- Dish washer

Entertainment:

- Sky television*
- Internet facilities*
- Barbeque
(*tenants pay)

Comfort & Safety:

- Gas central heating
- Fire alarm system
- Security alarm