



This property has lots of space with a large lounge and four bedrooms, all with double beds, one with its own ensuite shower. The lounge looks out over secluded paddock and gardens stocked with fruit trees.

**Rawcliffe Grange
Rawcliffe
York YO30 5RP**

Ref: 401

**Shared student house
Four bedrooms**

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

**Time to Kings Manor 1.6 miles - about
31 mins / 15 by cycling**

**York St John University – 1.8 miles
Time to York Sj 1.8 miles - about 35
mins / 17 by cycling**

**University of York – 3.5 miles
Strictly no smoking / no pets**

Ground floor comprises the kitchen, lounge, one bedroom and a toilet. To the first floor are three further bedrooms (including the one with shower) and the main bathroom.

For entertainment there is a barbeque and sky television.

Outside there is a patio, ample off street parking and facilities for secure storage of bikes. 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 the attached four bed property known as Rawcliffe Grange Farm, which is also available for a group of four.

Enquiries for both properties from a group of eight welcome.

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 kitchen
- First floor bathroom (with bath & shower)

Exterior:

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

Kitchen:

- Full sized Cooker
- Microwave
- Fridge freezer
- Washer dryer

Entertainment:

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

Comfort & Safety:

- Gas central heating
- Fire alarm system
- Security lights