



YOUR MOVE
ANSCOMBS

Rishworth Grove, Clifton Moor, York YO30 4XS

Guide Price £395,000

ACCOMMODATION

An immaculately presented two bedroom detached bungalow that has been thoughtfully extended to provide a wonderful triple-aspect garden room to maximise the benefit of its sunny south-west orientation. The property occupies a generous corner plot in a quiet cul-de-sac, with a delightfully private landscaped, sunny rear garden.

The welcoming entrance hallway opens into a comfortable front-facing lounge, which features a striking bespoke media wall with space for a large TV, contemporary slatted detailing with LED backlighting and a wide feature electric fireplace, providing a warm and atmospheric flame effect and creating an impressive focal point.

The dual-aspect kitchen is well-equipped with a comprehensive range of wall and base units, sleek Quartz worktops, an electric hob with overhead extractor, double oven and grill, and a full suite of integrated appliances including a dishwasher, fridge, freezer, and washing machine.

A separate study flows into the bright and airy garden room, which is ideal as a dining room and takes full advantage of its south-west aspect. With windows on three sides and French doors opening onto the garden, it provides a delightful space to relax or entertain while enjoying views of the outdoors.

The two double bedrooms are positioned to one side of the property, each fitted with built-in wardrobes, one facing the front, the other overlooking the rear garden. The contemporary shower room/WC features a large frameless shower enclosure, with coordinating tiled walls and flooring, while a separate cloakroom/WC adds further convenience.

What was originally the detached brick built garage has been skilfully converted into a large utility room and separate store. The utility room features stylish wall and base units, a sink unit, laminate worktops, spaces for a washing machine and dryer, and two doors to the outside.

The property benefits from gas central heating, double glazing, and holds an EPC rating of D.

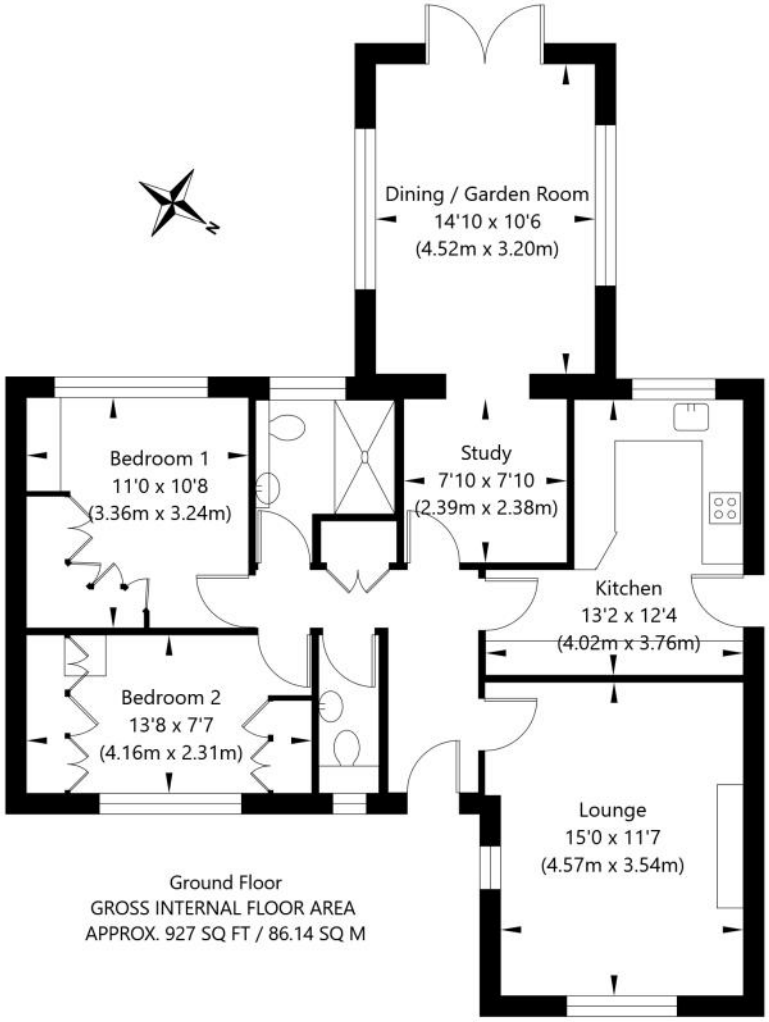
The enclosed garden enjoys sunshine throughout the day and into the evening, and has recently been upgraded with a stylish decked seating area, new high level fencing and pleached trees to provide additional privacy and raised beds to provide year round colourful plants. There is also a large wooden summer house and shed providing an excellent additional space for a range of uses.

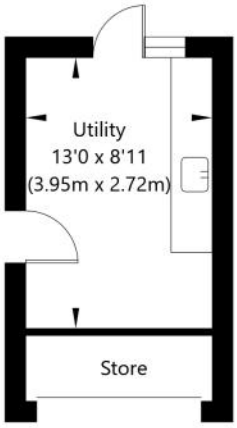
Rishworth Grove is ideally located just two miles northwest of York's historic city walls and within half a mile of the excellent shopping and leisure amenities at Clifton Moor.

COUNCIL TAX

Band D - 2026/2027 Approx £2,270.

What3Words ///round.using.blitz









NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1043 SQ FT / 96.88 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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