4, Rawcliffe Grove, York, YO30 6NR

Offers over £2,000,000

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PRIME RESIDENTIAL

4 Rawcliffe Grove

SIGNIFICANT DETACHED HOME APPROACHING 4,000 SQUARE FEET WITH BEAUTIFUL GARDENS CLOSE TO THE CITY, ST PETER'S AND BOOTHAM SCHOOLS.

Exceptional detached family home providing almost 4,000 square feet of exquisitely appointed living space, with stunning private gardens and plentiful parking close to the city.

Rawcliffe Grove is a small collection of exclusively detached houses around 1 mile from the city and railway station. St Peter's and Bootham Schools are within easy walking distance.

Entrance Hall. Sitting Room, Study, Kitchen Family room, Utility, Games Room/Bedroom 6, Shower Room. Master Bedroom Suite with Dressing Room and Luxury en-suite bathroom, 4 Further En suite Double Bedrooms, Large South Facing Gardens, Plentiful Parking, Garage

DESCRIPTION

Exceptional 5/6 bedroom detached house providing contemporary and beautifully appointed living accommodation over 2 floors. The property stands at the head of this small collection of exclusively detached houses and is surrounded by stunning gardens with plentiful private parking and a garage.

Unassuming on first approach, the house orientates to the South with the principal rooms having access to and views over the beautiful grounds. The combination of lateral living space and large garden is incredibly rare so close to the city

No expense has been spared in creating this superb family home. At its heart is a magnificent kitchen family room with bi-fold doors giving access to the stunning gardens. A place in which to live, cook, eat and entertain it has been individually designed by Charles Yorke and features a splendid 14 ft central island. There is a top of the range Zip Hydrotap providing Boiling/Cold and sparkling water. Appliances are by Miele and include both steam and conventional ovens with 2 warming drawers. There is a family friendly double larder fridge freezer and equally impressive wine fridge. 2 Dishwashers and a separate good size utility room ensure this home is as practical as it is attractive.

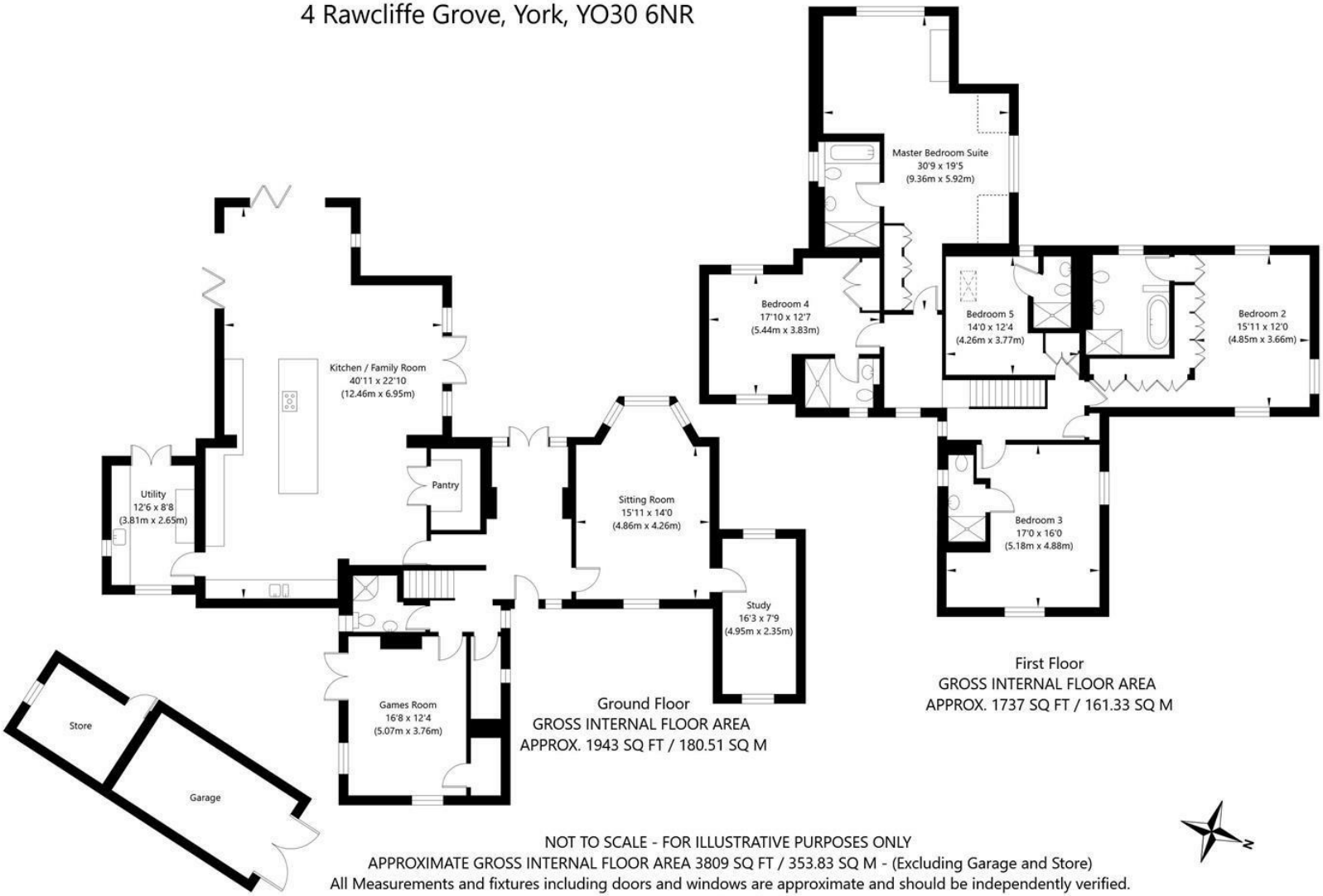
The property is beautifully presented with interiors and soft furnishings by Griffin Interiors. Each bedroom has its own luxury en suite bathroom with a further shower room to the ground floor if required. Quality bedroom furniture has been fitted as standard.

Rawcliffe Grove is a highly desirable residential area of York and provides excellent access into York and to the ring road giving rapid access to Leeds and the A1M. Alongside Rawcliffe there are riverside walks direct into the city centre or to the open green spaces of Rawcliffe Bar Country Park. Within a stroll are the fourteen acres of Homestead Park with its floral displays and children's playpark as well as York Sports club, host to cricket, rugby, squash and tennis. Clifton village with its independent shops lies within walking distance and Clifton Moor retail Park, Monks Cross and Vangarde Shopping Park are a short drive away. Both St. Peter's and Bootham Schools are within walking distance of the property.

- **Splendid 5/6 Bedroom Detached House**
- **Significantly Extended and Comprehensively Upgraded**
- **Magnificent Kitchen Family Room with Bi-Fold Doors**
- **Charles Yorke Kitchen with Miele Appliances and Zip Tap**
- **Stunning 14 foot Central Island with Induction Hob and Tapinyaki**
- **Interior Design by Griffin Interiors**
- **Sitting Room and Games Room**
- **Stunning Master Bedroom suite with luxury en suite**
- **Exceptional South Facing Gardens**
- **Walking Distance to the City, St Peter's and Bootham Schools**

Freehold

4 Rawcliffe Grove, York, YO30 6NR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3809 SQ FT / 353.83 SQ M - (Excluding Garage and Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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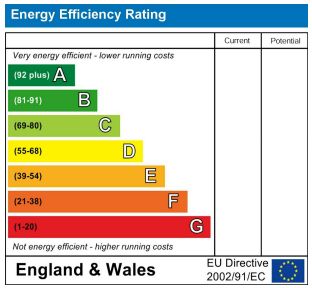

YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG
T. 01904 202820 | **E.** info@prime-resi.com
WWW.PRIME-RESI.COM