

LANCASTER
SAMMS

10 Oriel Grove, York

York

Guide Price £425,000



Welcome to this charming 1930s, bay fronted semi-detached property located in a popular area with convenient access to Ofsted 'Good' rated Primary & Secondary schools. This home boasts four double bedrooms and two bathrooms, providing ample space for a growing family or for those who appreciate having extra room. The garden room could also be used as a home office, ideal for those who work from home.

As you step inside, you're greeted by a large, extended entrance hallway. The lounge /diner is entered through a door with period stained glass, and is light & airy, but also with a cosy feel for the winter months - an inviting living space, perfect for relaxing after a long day. The L shaped kitchen features modern amenities including Range Cooker and Belfast sink with space for a dishwasher, washing machine and American Style Fridge Freezer. It boasts plenty of storage and patio doors lead onto the rear garden. A ground floor shower room with basin and WC completes the ground floor accommodation.

On the first floor are four double bedrooms, offering comfortable sleeping arrangements, all served by the full family bathroom.

Externally, to the front elevation, the property offers off-street parking for two vehicles. The rear garden is a good size, mainly laid to lawn with stocked borders & patio and features a garden room that can be used as a cosy reading nook, a sunny spot to enjoy your morning coffee, a tranquil space to unwind or equally could be utilised as a home office.

Don't miss your chance to make this delightful property your own. With its ample space, convenient location, and welcoming atmosphere, this home is sure to tick all the boxes on your wish list.

LOCATION

Oriel Grove is located in the popular suburb of Rawcliffe, just under a mile and a half from the city centre. Transport links into the city are excellent as the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents with Post Office and an Aldi supermarket. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are also located a short distance away. The location is also convenient for access to the well respected Bootham and St Peters Independent Schools.

DIRECTIONS

Leave the City Centre on Bootham and continue through Clifton Green. Passing the church on your right, bear right onto Rawcliffe Lane. Continue past Bootham Junior School and take the second turning on your right into Rawcliffe Drive. Continue past the new library and Vale of York Academy where Oriel Grove can be found on your left hand side.

COUNCIL TAX - City of York Council Tax Band C -
£1,919.05 for 2025/2026

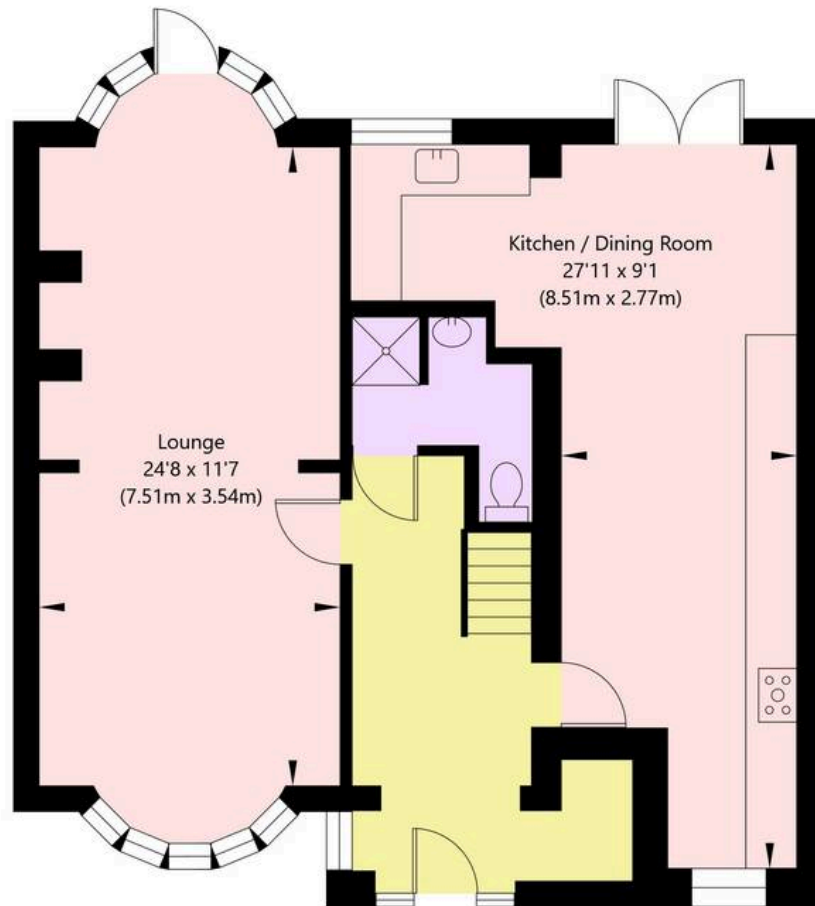




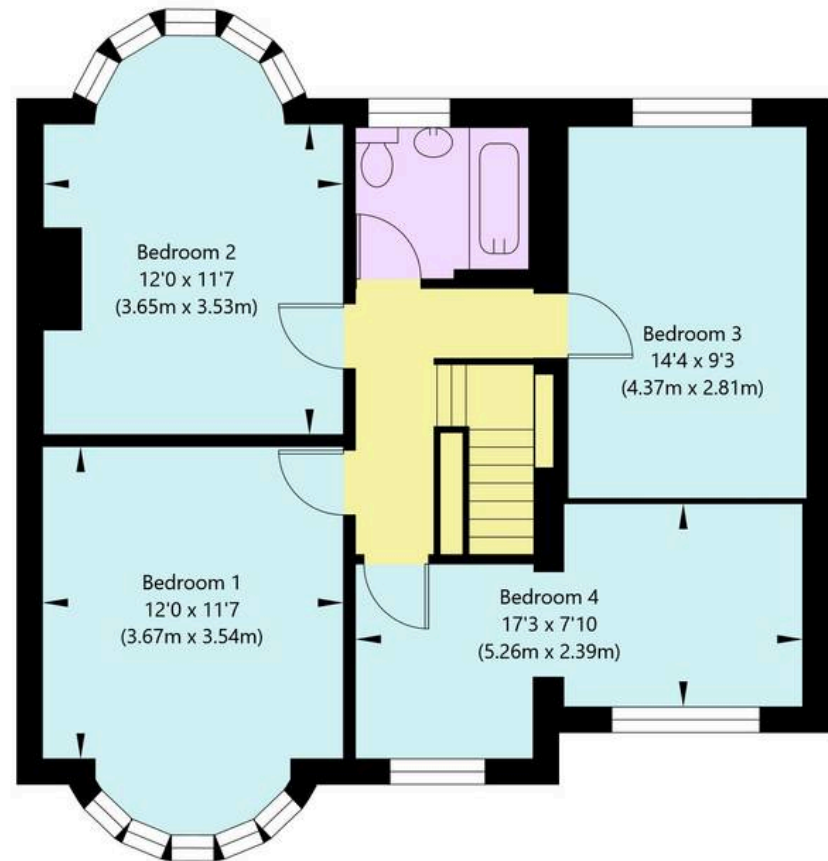




Oriel Grove , Rawcliffe , York, YO30 6PA



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 813 SQ FT / 75.49 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 735 SQ FT / 68.3 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1548 SQ FT / 143.79 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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