

LANCASTER
SAMMS

22 Reighton Drive, York

York

Guide Price £375,000



Lancaster Samms is delighted to bring to the market this lovely traditional three bedroomed semi-detached property. Located in the ever popular area of Rawcliffe with its plentiful amenities and easy access to the city centre, it presents in lovely condition and has the benefit of an extended kitchen.

Its features include a spacious entrance hallway leading to the good size lounge / diner with patio door onto the rear garden. The extended kitchen is fitted with a range of matching wall & base units and appliances include a range cooker, integrated dishwasher, washing machine and space for an American style fridge freezer. There is ample space for a large dining table and chairs, and there are courtesy doors into the garage and onto the rear garden. A ground floor WC with basin completes the ground floor accommodation.

Stairs from the entrance hallway lead to the first floor landing with two well-proportioned double bedrooms, a third single bedroom and family bathroom with modern suite and separate shower.

Externally to the front of the property is a driveway providing off-street parking for two vehicles. To the rear is a lawned garden with patio, decking, hedged & fenced boundaries and garden shed.

LOCATION

Reighton Drive is located in the popular suburb of Rawcliffe, just over two miles 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.

DIRECTIONS

Leaving York City Centre on Bootham, continue to the traffic lights at Clifton Green. Continue straight, past the church and at the second set of lights, bear right onto Rawcliffe Lane. Continue past Bootham Junior School and take the third turning onto Melton Avenue. Take the second turning on your right onto Reighton Drive where No22 is located on your right, just after the crossroads.

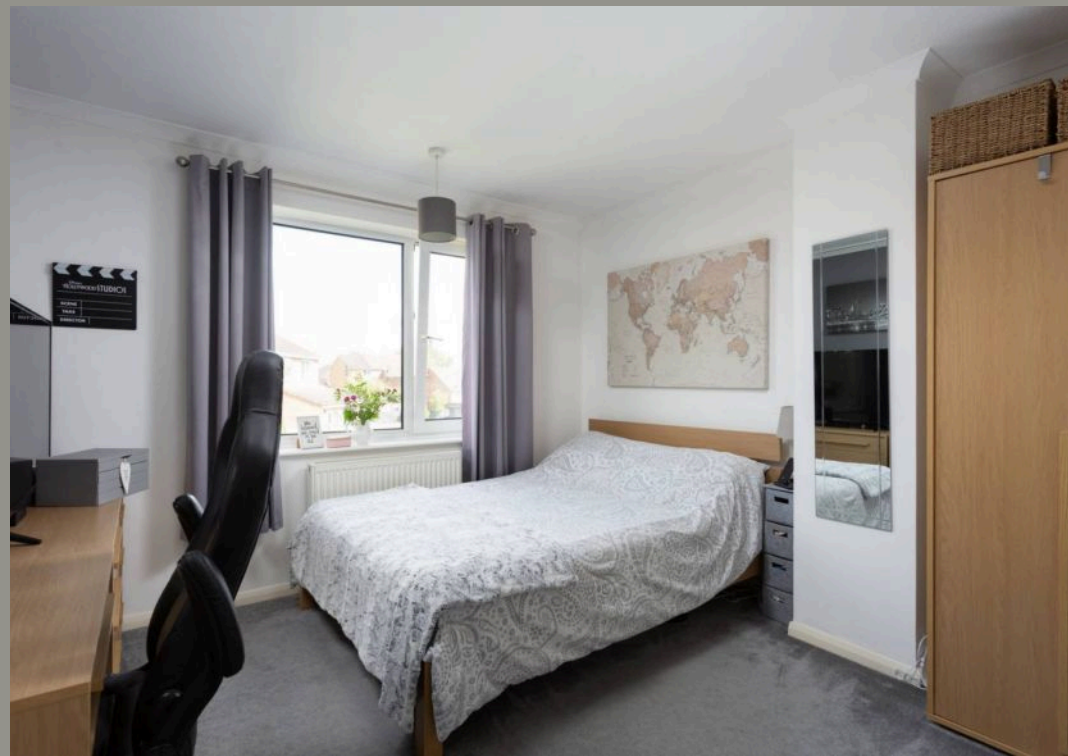
COUNCIL TAX

City of York Council Tax – Band C – £1,919.05 for 2025/2026

EPC Rating: C

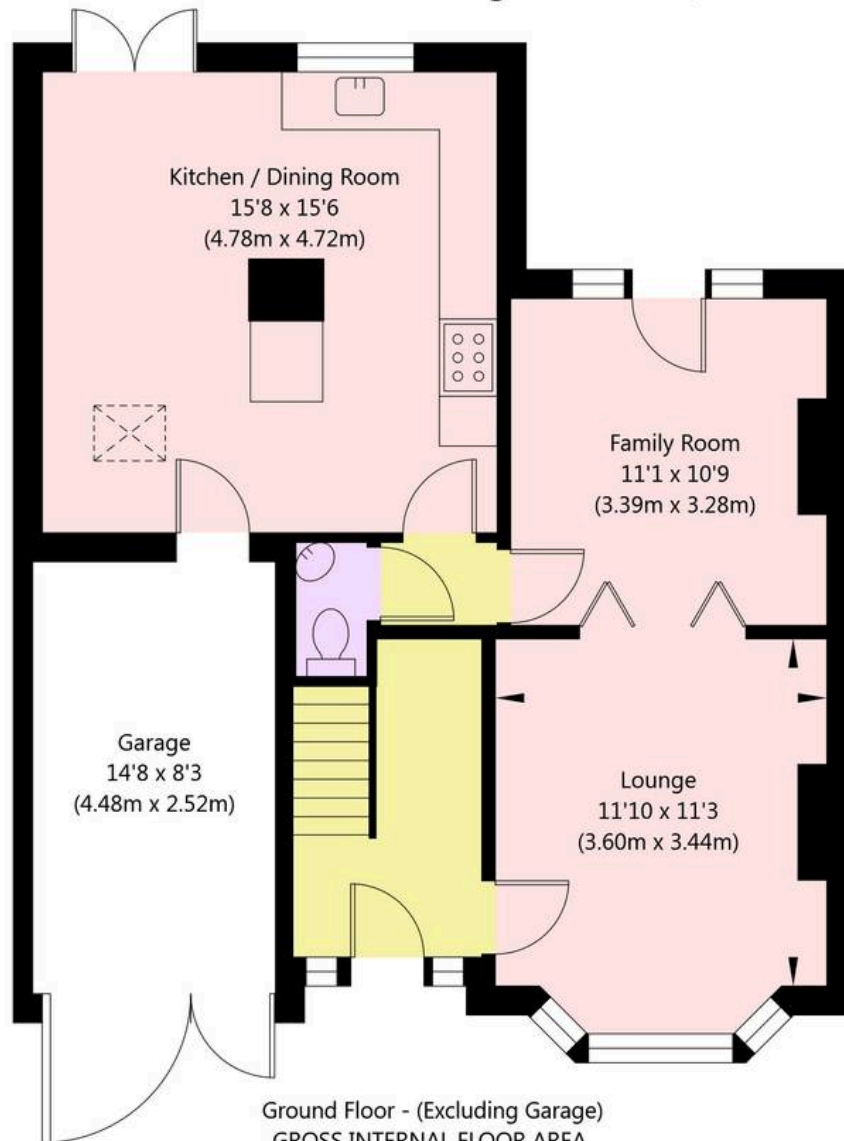




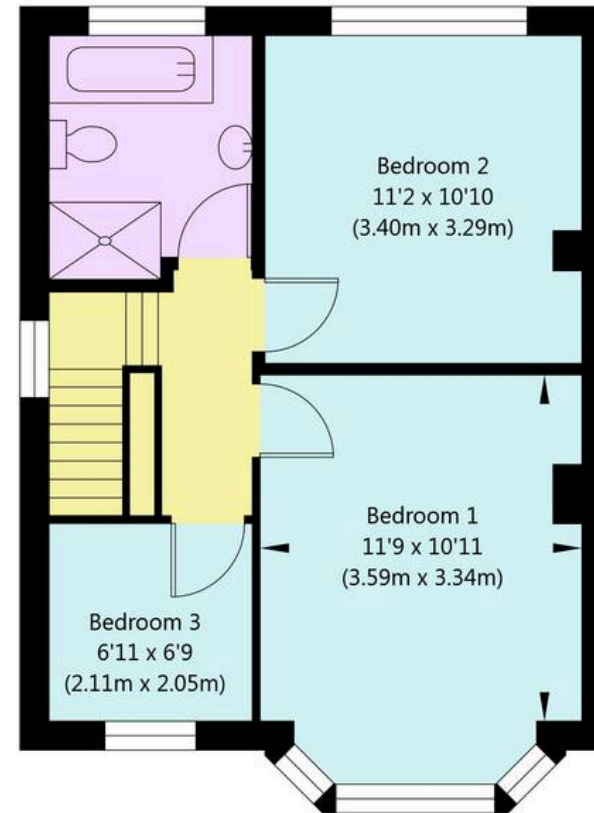




Reighton Drive , Rawcliffe , York, YO30 5QP



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 616 SQ FT / 57.23 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 439 SQ FT / 40.79 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1055 SQ FT / 98.02 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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