





Howard Drive  
Rawcliffe, York  
YO30 5XB

£425,000



Situated in the sought-after residential area of Rawcliffe, to the west of York, is this extended and vastly improved detached dormer bungalow. The beautifully presented property is set on a generous plot with attractive gardens and a range of versatile outbuildings, offering an excellent opportunity for a wide range of buyers. With regular bus connections to York city centre and train station, easy access to the Outer Ring Road, and a variety of local amenities nearby, the location is both convenient and well connected.

The accommodation begins with an entrance hall leading to the ground floor master bedroom, complete with built-in storage and a stylish three-piece en-suite shower room. Across the hall is a second double bedroom, which could also be used as a living room thanks to its large front-facing window that fills the space with natural light. To the rear of the property lies the impressive open-plan kitchen, dining and living area, thoughtfully extended and finished with expansive windows that overlook the south-facing garden. What once was a conservatory to the rear, has had various updates over the years, including insulated flooring and an insulated roof. A ground floor W.C completes this level.

Stairs rise to the first floor, where a further double bedroom can be found, benefitting from fitted wardrobes and its own en-suite shower room.

The property also benefits from being eco retrofitted and offers modern heating and insulation.





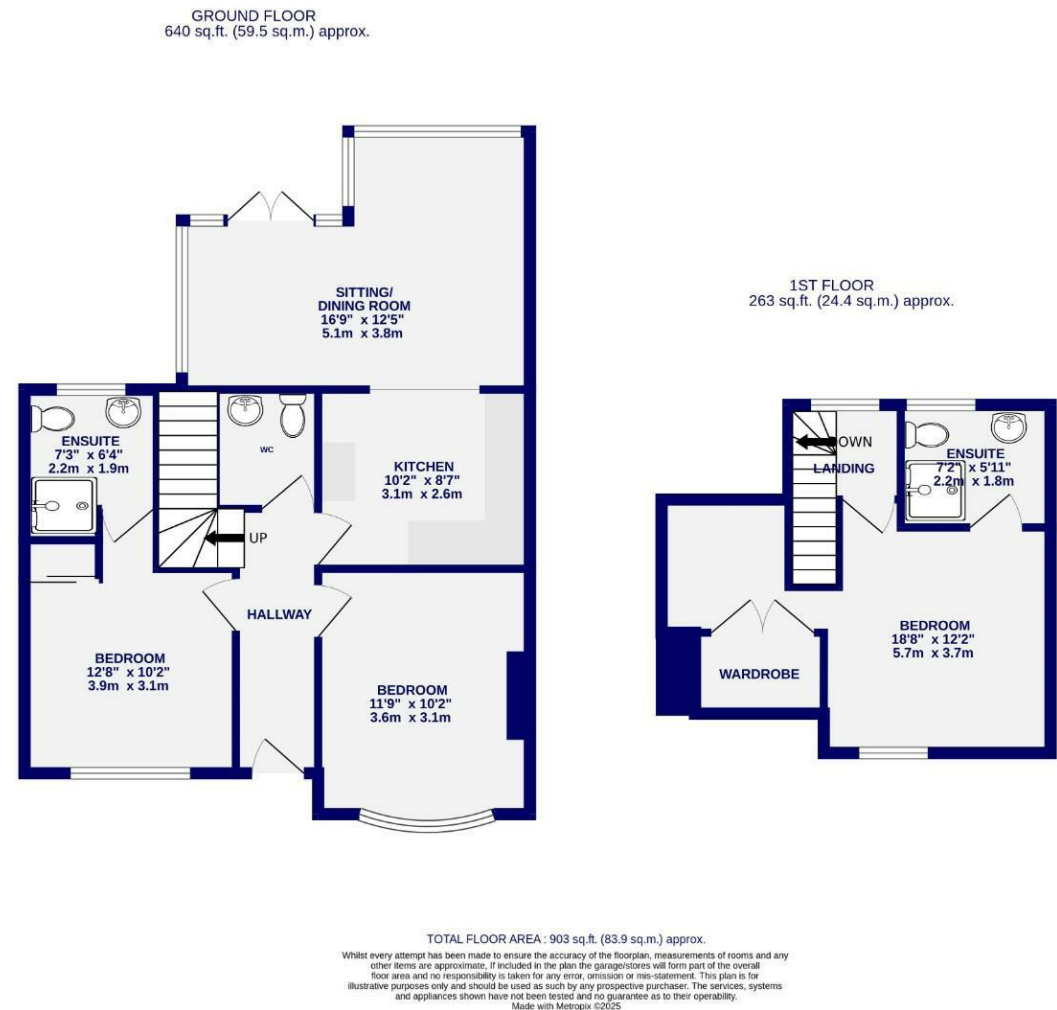




# Howard Drive Rawcliffe, York YO30 5XB

Freehold  
Council Tax Band - C

- Detached Family Home
- Three Double Bedrooms
- Two Ensuites & W.C
- Open Plan Kitchen Diner
- South Facing Rear Garden
- Various Outbuildings
- Driveway Parking
- EPC B



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.