



Northholme Drive  
Off Shipton Road, York  
YO30 5RP

£625,000



This beautifully extended and modernised three-bedroom detached home is situated on Northholme Drive, a wide residential street in the sought-after suburb of Rawcliffe, just off the highly desirable Shipton Road. Known for its strong sense of community, excellent schools, countryside walks, and sporting facilities, this location is perfect for families.

The property has been thoughtfully enhanced by the current owners, featuring a stunning approximately 580 Sqft rear extension with a vaulted ceiling, Velux windows, and bi-fold doors opening onto a landscaped 100ft rear garden. A double-storey side extension has also been added, creating a tandem garage and extending the bedrooms above.

The accommodation begins with a spacious entrance hallway leading to a beautifully presented lounge, complete with a large front-facing window and a feature fireplace. The heart of the home is the impressive open-plan kitchen, living, and dining space within the rear extension, designed for modern family life. The stylish kitchen features a central island and a range of integrated appliances. A modern utility room, cloakroom WC, and boot room space within the tandem garage complete the ground floor.

Upstairs, the extension has created three generous double bedrooms and a contemporary four-piece family bathroom, including a separate bath and shower.

Externally, the property boasts a large driveway providing off-street parking for multiple vehicles. The rear garden offers a spacious patio, a large lawn, an end garden room with power and lighting as well as additional space behind for a trampoline and children's play area.

Council Tax Band- D



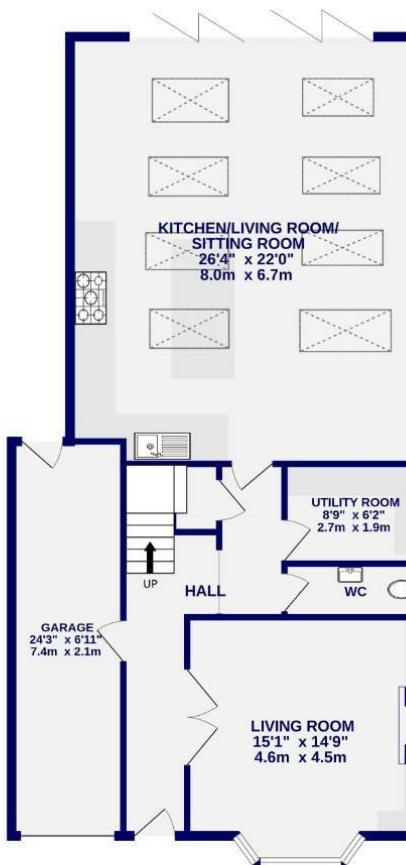


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Freehold  
Council Tax Band - D

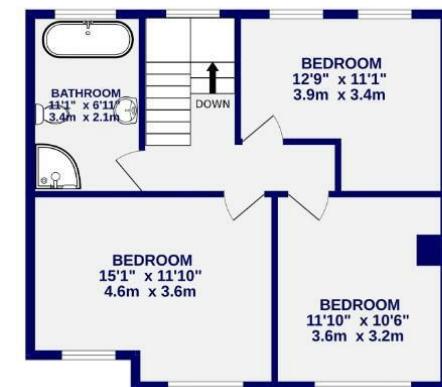
- Detached Modern Home
- Extended To Side & Rear
- Tandem Integral Garage
- Approximately 100ft Rear Garden
- Rear Garden Room
- Driveway For Multiple Cars
- EPC D

GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA - 1744 sq.ft. (162.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garages/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser. The services, systems and appliances should have been tested and no guarantee as to their operability.  
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1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



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