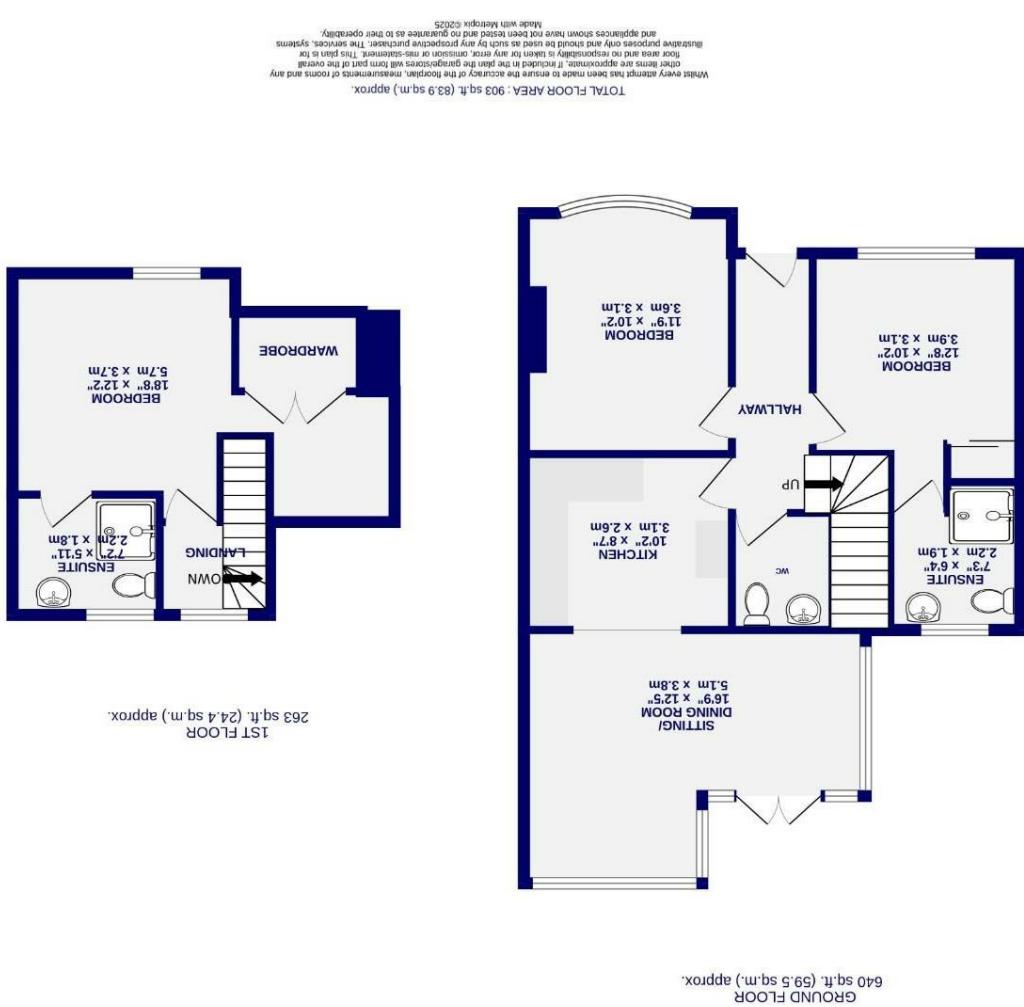


• EPC B

- Detached Retro Fit Home
- Three Double Bedrooms
- Two Ensuites & W.C
- Open Plan Kitchen Diner
- South Facing Rear Garden
- Fully Powered/heated Outbuildings
- Driveway with ample parking

## Freehold Council Tax Band - C

HOWARD DRIVE, RAWCLIFFE, YORK YO30 5XB



Howard Drive  
Rawcliffe, York  
YO30 5XB

£425,000

 3  2

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.

