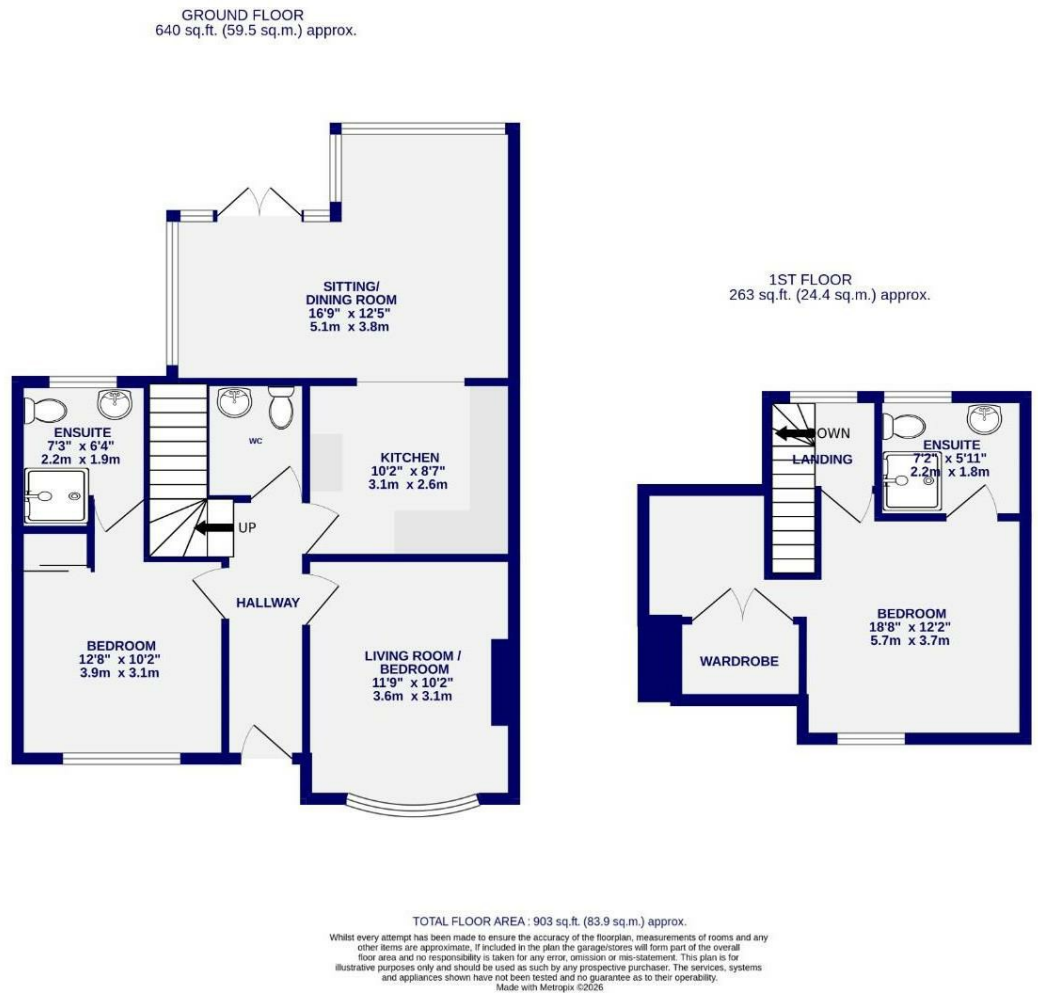


Howard Drive
Rawcliffe, York
YO30 5XB

Freehold
Council Tax Band - C

- Eco Retro Fit Home for Future Proof Living
- South Facing Rear Garden
- Fully powered/heated outbuildings
- Two Ensuites & W.C
- Open Plan Kitchen Diner
- Single floor living option
- Three Double Bedrooms
- Driveway with ample parking
- EPC B



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£375,000

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Situated in the sought-after residential area of Rawcliffe, this extended and significantly improved detached dormer bungalow occupies a generous plot with an attractive south-facing garden and a range of versatile, fully powered outbuildings. The property offers an excellent opportunity for a wide range of buyers and has been conscientiously future-proofed by the current owner with features including solar panels and an air source heat pump, creating an impressive eco-retrofit home.

With regular bus connections to York city centre and the 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 living room, which could also be used as a bedroom and features a large front-facing window that fills the space with natural light.

To the rear of the property is the impressive open-plan kitchen, dining and living area, thoughtfully extended and finished with expansive windows that overlooks the garden. What was once a conservatory has been substantially upgraded over the years, including the addition of insulated flooring and an insulated roof, creating a comfortable year-round living space. A ground floor W.C. completes this level.

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

NB: The nearest to the house outbuilding has a utility room measuring 200 x 229cms
And an office measuring 287 x 371cms in a long outbuilding that has new cladding

The end garden room is 287x371cms





