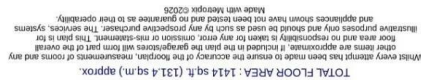


- Farro Drive
Rawcliffe, York
YO30 6QQ



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Rawcliffe, York
YO30 6QQ

£470,000

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A beautifully presented four double bedroom detached home, built in 2019 and finished to a high standard throughout, offering spacious and modern living within a popular residential development with excellent access to York city centre and the ring road.

The property has been thoughtfully enhanced by the current owners, including fitted wardrobes and stylish decoration, creating a home ready to move straight into.

Internally, a welcoming entrance hallway leads through to a bright and spacious living room, featuring a bay window which allows for plenty of natural light and creates an ideal space for both relaxing and entertaining.

To the rear is a superb kitchen dining room, upgraded from the original specification and fitted with a range of high quality units, complemented by integrated Siemens appliances and Amtico flooring. French doors open directly onto the rear garden, enhancing the sense of space and flow. A separate utility room and ground floor WC add further practicality.

To the first floor are four well proportioned double bedrooms, including an impressive primary bedroom with fitted wardrobes and a modern ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a front lawned garden and a driveway providing off street parking for two vehicles, leading to an integrated garage with power, lighting and EV charging point. To the rear is a fully enclosed garden, designed for ease of maintenance with a lawn, patio seating area and gravelled borders.

Positioned within a well regarded development close to local amenities and schooling, this is an ideal family home combining space, quality and convenience.

Council Tax Band E
EPC Rating B
Estate Charge: £137.20 per annum

