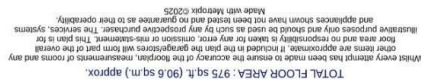


property on behalf of the vendor.

- Hawthorn Fields  
Rufforth, York  
YO23 3AE



Hawthorn Fields  
Rufforth, York  
YO23 3AE

£400,000

 3  2

Located within a popular modern development in the sought-after village of Rufforth, this beautifully presented three-bedroom detached home offers stylish, ready-to-move-into accommodation with the added benefit of backing directly onto open countryside, providing a private and attractive rear aspect.

The ground floor opens into a welcoming entrance hall with useful built-in storage and a downstairs WC, leading through to a generous open-plan kitchen and dining space. The kitchen is fitted with a range of high-quality units and integrated appliances, creating a sleek and practical space that works well for both everyday living and entertaining. French doors with full-height glazing open directly onto the rear garden, allowing plenty of natural light and making the most of the open outlook beyond. To the front of the property is a separate living room with a large window allowing light to flood in.

Upstairs, the principal bedroom spans the full width of the property and benefits from a well-appointed en-suite shower room. Two further well-proportioned bedrooms are served by a modern family bathroom, with additional storage available off the landing. Throughout the home, oak internal doors, high-quality flooring and tasteful décor combine to give a cohesive, well-finished feel.

Externally, the rear garden enjoys a private aspect and backs onto open fields, offering a peaceful setting rarely found. The property also benefits from a single garage with a vaulted roof providing excellent additional storage, along with driveway parking.

Rufforth offers a range of local amenities including pubs, eateries and local schools, while providing easy access to York city centre and further afield via the outer ring road. This is an ideal opportunity for buyers seeking a modern, low-maintenance home in a well-connected village setting, ready to move into straight away.

Council Tax Band D

