



Southolme Drive, York, YO30 5RL

- BEAUTIFULLY PRESENTED
- KITCHEN DINER
- GARAGE
- SUN ROOM
- SOUGHT AFTER LOCATION
- GARDEN

£375,000



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DESCRIPTION

A well-presented, three bedroom semi-detached home in the popular Rawcliffe area of York.

Upon entering the property you have an entrance hall with stairs leading to the first floor. To the front of the property you have the lounge with a bay window filling the room with light.

To the rear you have a fantastic kitchen diner with a range of units, Belfast sink and space for free standing appliances. To the rear you have a bright and airy sunroom offering ample space to be used as a further reception room with access to the rear garden.

To the first floor you have three bedrooms, two doubles and a single and the modern family bathroom with sink and vanity unit, W.C and bath with shower over.

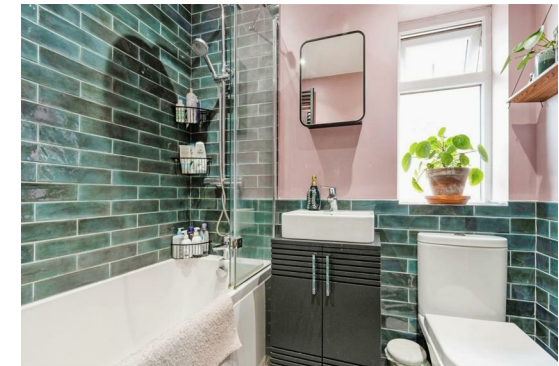
The loft space has been partially converted created a useful loft room with Velux window.

Externally the property has a driveway to the front providing off street parking, the drive leads to the side of the property where you have a detached garage with up and over door.

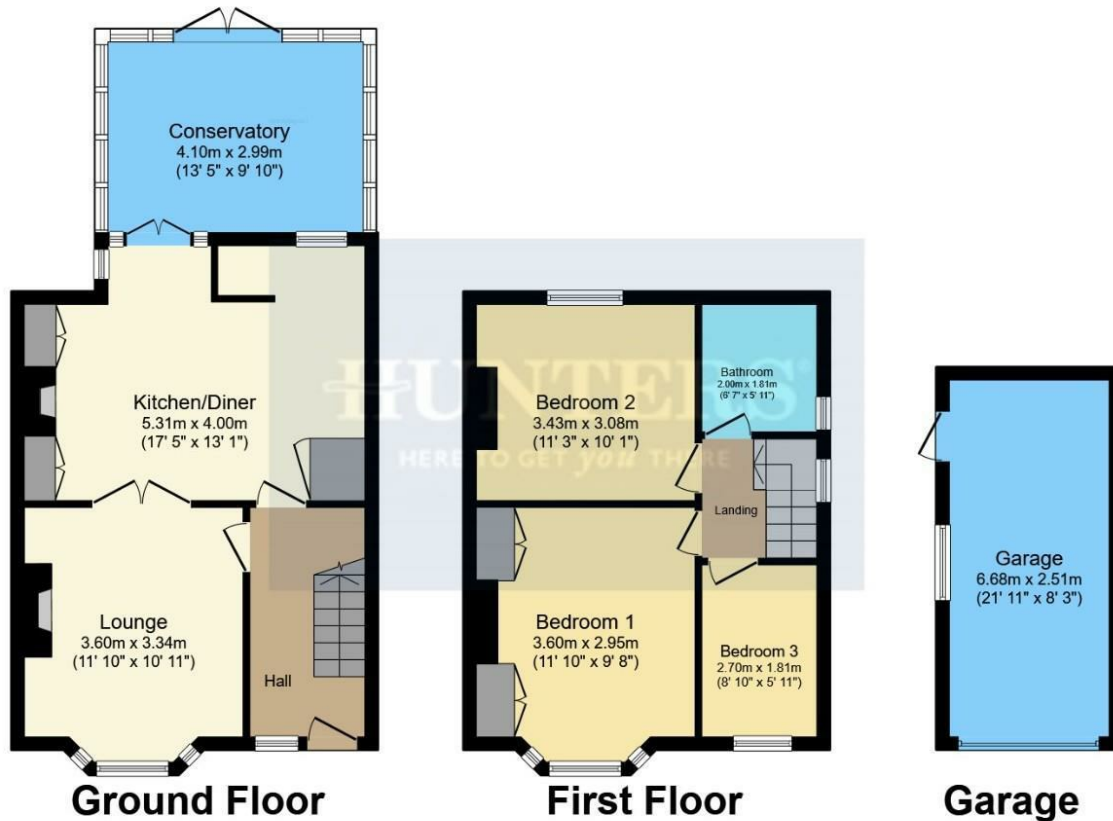
To the rear you have an enclosed garden with patio seating area, lawn and a further, covered seating area.

Southolme Drive is a sought after street just off Shipton Road, it offers excellent access to a range of local amenities as well as York's historic city centre which is approximately one and a half miles away and is serviced by a regular bus route.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 104.2 m² (1,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

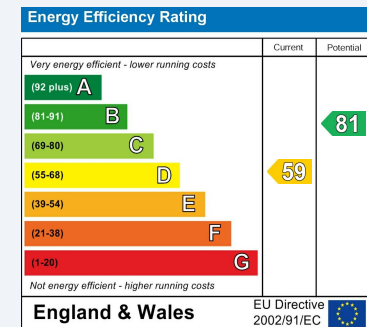
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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