



Southholme Drive, York £375,000

This cleverly extended three bedroom semi-detached home is situated in the popular area of Rawcliffe, with a modern kitchen diner this home is perfect for growing families.

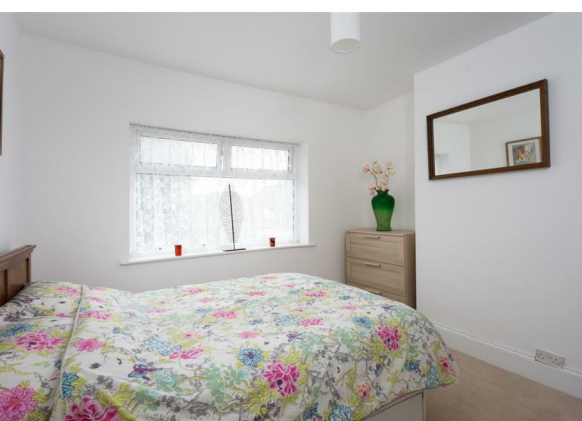


The property is accessed via a glazed composite front door into a welcoming entrance hallway with stairs leading to the first floor, with a useful under-the-stairs storage cupboard and doors leading to the ground floor accommodation.

To the right of the entrance you will find the principal reception room which has the benefit of a large bay window overlooking the front garden, and has a lovely woodburning stove with wood effect surround.

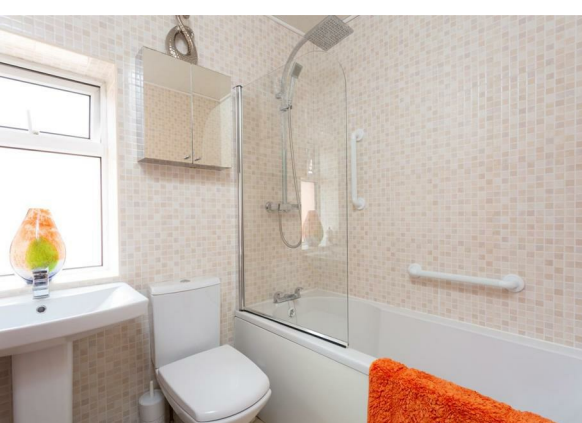


The heart of this home has to be the beautifully presented kitchen diner, which has been extended by our vendor to create a great family space, with bifold doors leading to the rear garden – the perfect combination of indoor / outdoor living. The kitchen houses a range of grey high gloss wall and base units, as well as an integrated electric oven with electric hob and extractor hood over, and a built in fridge freezer and is completed by a resin sink with mixer tap over. The kitchen offers a modern and luxurious space to relax and unwind, and also has the benefit of an island which allows for further storage and a breakfast bar area. There is also space for freestanding washing machine and tumble dryer in the garage which can be accessed integrally from the kitchen diner.



Ascending to the first floor there are three well proportioned bedrooms, two of them being double rooms with the master offering a bay window and space in the alcoves for built in wardrobes. The third bedroom is a smaller, single room which would be a great office space or nursery.

Completing the internal accommodation is the house bathroom which comprises of a hand wash basin with waterfall tap, a low flush W.C and a panelled bath with shower over with waterfall shower head with fitted shower screen.



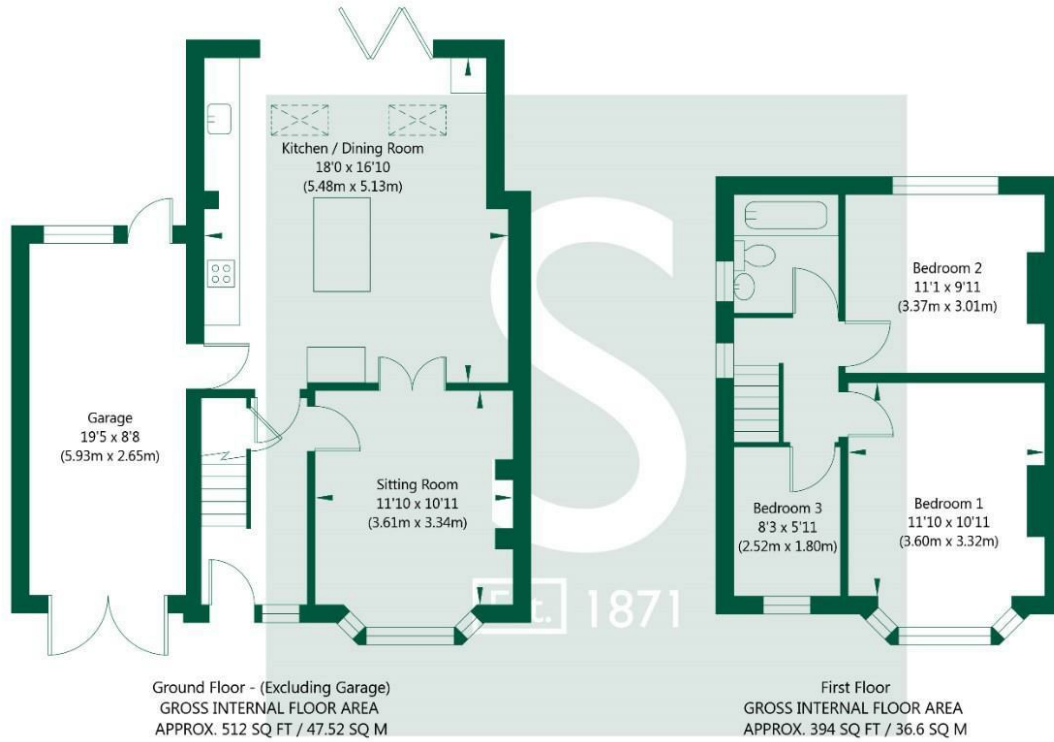
Externally, the property benefits from a South-West facing rear garden which is mainly laid to lawn, with a useful patio area. There is an attached garage, and driveway parking is offered to the front of the property, as well as lawned garden with a mixture of plants and shrubs to compliment the space.

This lovely property is sure to appeal to mature and professional couples as well as families, with it being set in the popular residential area of Rawcliffe. A local supermarket is a short walk away on Eastholme Drive as well as a variety of amenities at Clifton Moor and in the City Centre.

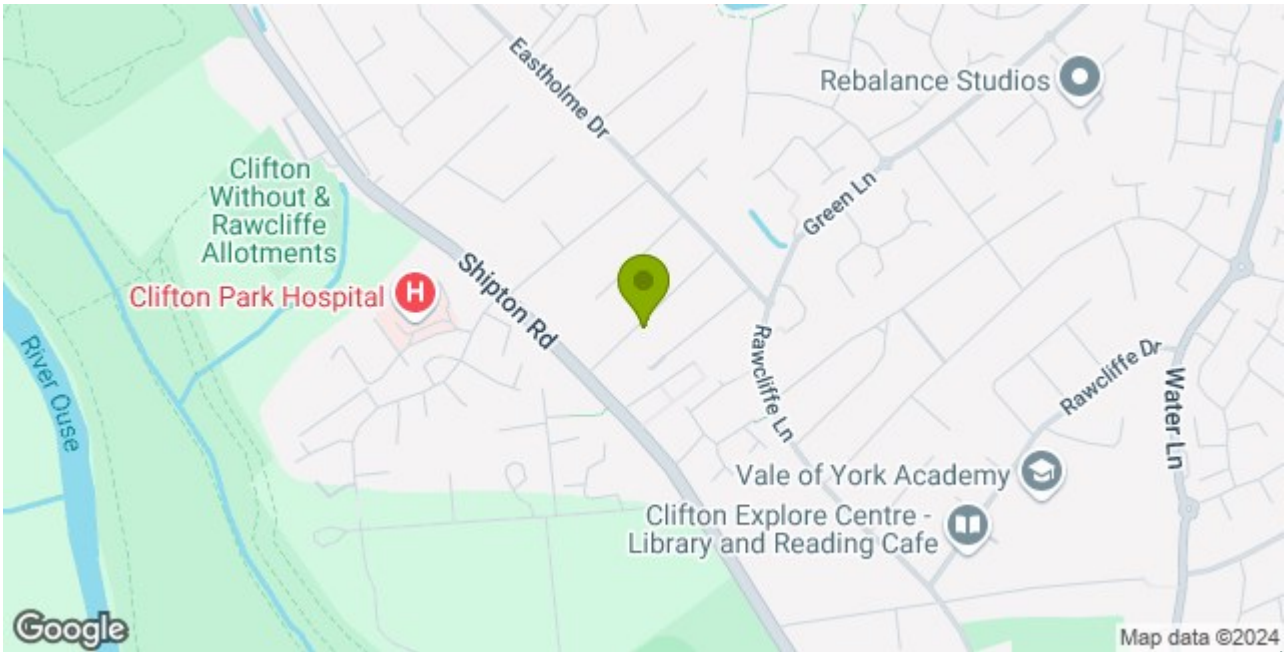


Tenure: Freehold
Services: All mains services connected
EPC Rating: TBC
Council Tax: C - City of York
Viewings: Strictly via the selling agent 01904 625533

Southholme Drive , Rawcliffe, York, YO30 5RL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 906 SQ FT / 84.12 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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