



Howard Drive, York

£315,000

Stephensons
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Est. 1871

**Howard Drive, York
YO30 5UX****£315,000**

A well loved semi-detached home on a generous corner plot, offering excellent potential to extend, ample off-street parking, garage, and no forward chain.

This wonderfully loved family home is a well-proportioned three bedroom semi-detached home occupying a generous corner plot in a popular residential area to the north of York. Offered to the market with no forward chain, the property presents an excellent opportunity for a wide range of buyers, including families, first-time purchasers and those seeking a home with future potential. The size and position of the plot offer significant scope to extend or reconfigure the existing accommodation, subject to the appropriate planning permissions.

The accommodation is arranged over two floors and begins with a welcoming entrance hall providing access to the ground floor living spaces and the staircase to the first floor. The living room is a bright and comfortable reception room, ideal for everyday living. To the rear of the property is a separate dining room, offering an excellent space for family meals or entertaining, with potential to open into the kitchen or



Howard Drive is situated in a popular residential area to the north of the city, offering a balance of quiet suburban living with excellent access to local amenities and transport links.



extend if desired. The kitchen is fitted with a range of units and provides access to the side of the property, offering further scope for modernisation.

To the first floor are three well-sized bedrooms, all suitable for family living or flexible use as guest rooms or home office space. The main bedroom is a generous double, with two further bedrooms that are well proportioned and are served by a well appointed house bathroom.

Externally, the property sits on a substantial corner plot with low maintenance gardens to the front, side and rear. The outdoor space offers excellent versatility, whether for landscaping, entertaining, or future development. There is ample off-street parking available to the front, side and rear of the property, along with a detached garage.

Howard Drive is conveniently located within easy reach of local shops, supermarkets and everyday amenities, while York city centre is readily accessible, offering an extensive range of historic attractions, independent retailers, restaurants and leisure facilities. The area is well served by reputable primary and secondary schools and benefits from good transport links, including easy access to the outer ring road and the A64 for commuting further afield. Nearby green spaces and riverside walks along the River Ouse provide additional appeal for outdoor leisure.

Partners:

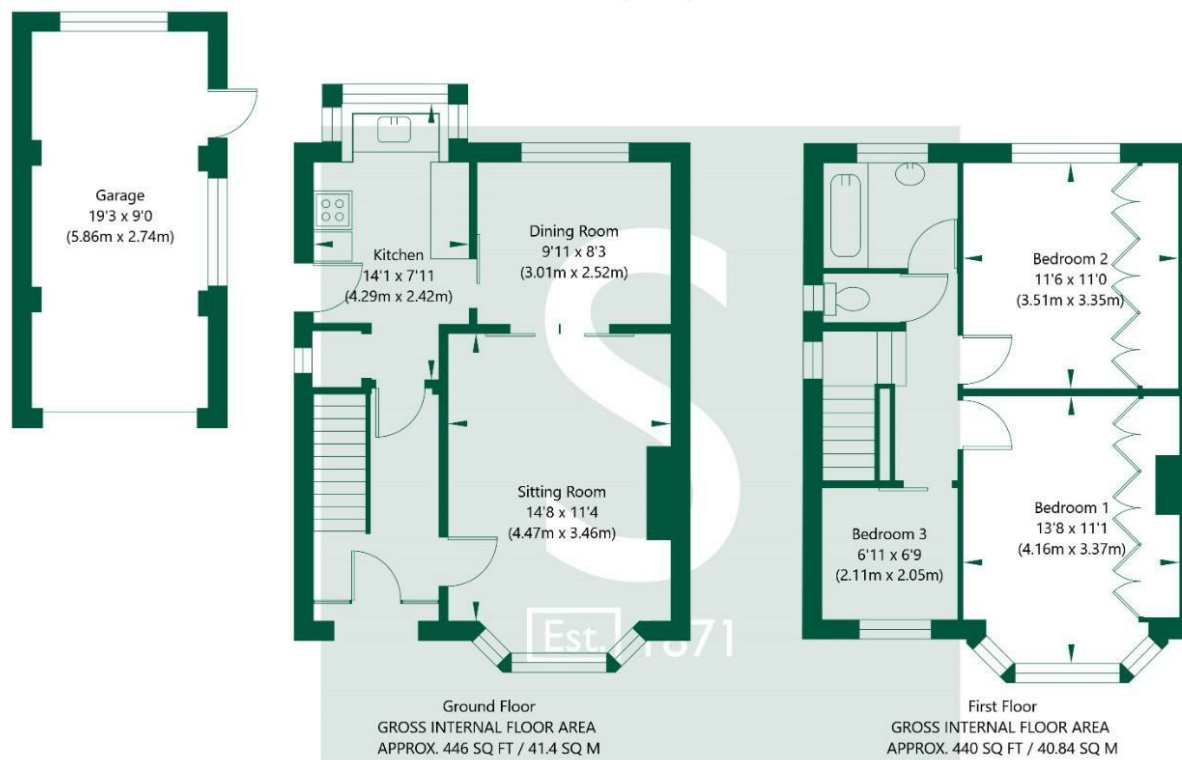
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 886 SQ FT / 82.24 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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