



**Howard Drive, York YO30 5XB**

**welcome to**

**Howard Drive, York**

A beautifully presented, three bedroom home situated in a highly sought after location, just off Shipton Road. Howard Drive is situated in the popular residential area of Rawcliffe located off Shipton Road just 2 miles north west of York City centre.



### Entrance Hall

The entry hall to the home has lino flooring and a radiator.

### Lounge

16' 10" into bay x 12' 3" ( 5.13m into bay x 3.73m )  
A spacious, bay fronted lounge, which is open to the dining room, with lino flooring and a fireplace.

### Dining Room

11' 2" x 9' 9" ( 3.40m x 2.97m )  
The dining room has an archway into the lounge, with lino flooring, a radiator and a window looking over the rear garden.

### Kitchen

9' 3" x 18' 5" ( 2.82m x 5.61m )  
A great size, fitted kitchen with a double oven, a gas hob, an extractor fan, a window to the rear of the home, French doors to the rear garden and two radiators.

### Utility Room

A useful utility room with space for a washing machine, a dryer and a fridge/freezer.

### Cloakroom

Off from the utility, there is a ground floor cloakroom, with a w.c and a wash hand basin.

### Landing

A carpeted landing with a window to the side of the home.

### Bedroom One

11' 9" x 11' 4" ( 3.58m x 3.45m )  
The first double bedroom has carpeted floors, with a bay window to the front and a walk in storage cupboard.

### Bedroom Two

9' 9" x 11' 2" ( 2.97m x 3.40m )  
The second double bedroom has carpeted floors, a radiator and a window looking over the rear of the home.

### Bedroom Three

7' 7" x 10' 8" ( 2.31m x 3.25m )  
The third bedroom has a window to the front of the home, carpeted floors and a storage cupboard.

### Bathroom

The house bathroom has a w.c, a wash hand basin, a bath tub, a walk in shower, an extractor fan, a window to the side and a window to the rear.

### Loft Space

11' 4" x 11' 6" ( 3.45m x 3.51m )  
A versatile loft space with carpeted floors and a Velux window to the rear.

### Exterior

The front of the home has a part paved, part gravel driveway with hedge to surround and a storage room (previously was the garage). Around to the rear there is a beautifully presented, south facing garden, with a paved patio, a gravel patio and a raised patio to the far back of the garden. The garden is well established with mature trees and shrubs.



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](http://www.focalagent.com)



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welcome to

## Howard Drive, York

- A SUPERB, THREE BEDROOM HOME WITH A VERSATILE LOFT SPACE
- HIGHLY SOUGHT AFTER LOCATION APPROXIMATELY 2 MILES FROM YORK CITY CENTRE
- A STUNNING, SOUTH FACING REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- A SPACIOUS, MODERN KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: C

# £350,000



Please note the marker reflects the postcode not the actual property

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