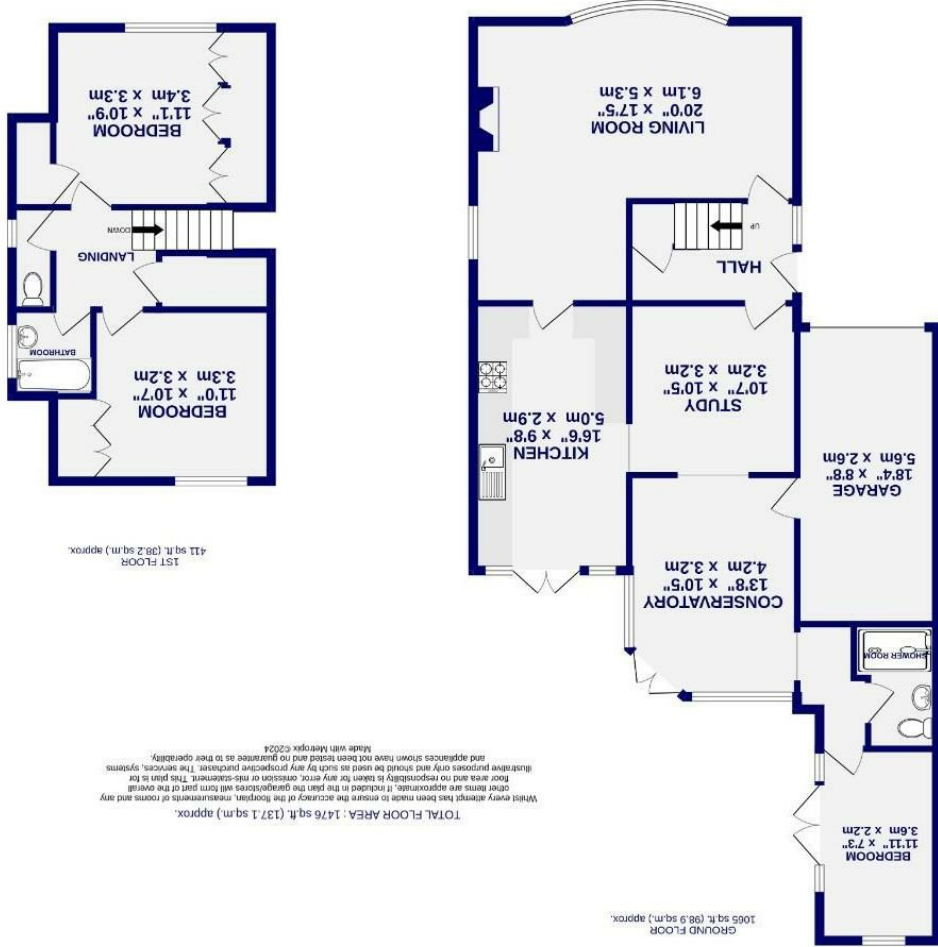


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- Detached Home
  - Two / Three Bedrooms
  - South Facing Aspect
  - Immaculate Gardens
  - Backing Onto Agricultural Land
  - Garage & Driveway
  - Immaculately Presented
  - EPC - F
- Freehold  
Council Tax Band - D
- # Southfield Close Rufforth, York YO23 3RE



# Southfield Close

Rufforth, York

YO23 3RE

Asking Price £475,000



Set within the popular village of Rufforth, and enjoying agricultural views to the rear, is this immaculately presented two / three bedroom detached home. Unlike any other build on this quiet cul de sac, this property benefits from a rear extension with a ground floor bedroom and shower room, and occupies a south facing aspect. Rufforth lies just outside the outer ring road, and offers local amenities including shops, pubs and schools as well as commuter connection to York.

Internally the property comprises an entrance hall leading into the most generous living room, which is positioned to the front of the property and benefits from a large bay window. Accessed from this room is the extended kitchen which provides plenty of storage by way of contemporary wall and base units, which are complimented by solid oak worktops. Whilst some appliances are included, there is plenty of space for additional freestanding white goods. A second reception room is located off the kitchen and is currently used as a study. The hub of the home is the spacious conservatory which overlooks the immaculately landscaped rear garden with farm land beyond. Versatile in its layout, there is an extension to the rear which can be used as another reception room or ground floor bedroom as there is a shower room nearby.

The first floor offers a landing, deep storage cupboard, two double bedrooms with the master benefiting from expansive built in storage and a three piece bathroom.

