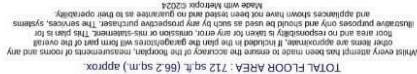


- The Terrace
Rufforth, York
YO23 3QD



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£300,000



Located in the popular residential village of Rufforth, is this beautifully presented period cottage. Offering two bedrooms and benefitting from an extension to the rear, this charming property is ready to move into. Immediately to the rear is a landscaped courtyard, but unlike most properties of this type, this home offers off street parking for three vehicles and a separate garden set just a few paces away from the property. Rufforth is positioned to the west of York and is within easy reach of the outer Ring Road, Poppleton Train Station and benefits from a range of local village amenities.

Internally the property offers an entrance hall which leads into the spacious living room to the front which features a striking open fireplace with a wood burning stove and slate hearth. To the rear of the property is the beautifully presented open plan kitchen living diner which has been extended to the rear. The kitchen comprises stylish shaker style wall and base units, all of which are complimented with solid oak worktops, a Belfast sink, gas range stove and integrated appliances. The beautifully tiled floor leads to the dining area and to the living space at the rear which forms the extension with bi-fold doors and Velux windows. On the first floor are two well proportioned bedrooms and a beautifully presented shower room with a vanity unit for storage.

Externally is a landscaped rear courtyard with a brick-built outbuilding for storage. The rear gate leads to a pathway out to the parking area and second garden. The garden itself is enclosed with fence boundaries and consists of lawn, patio and flower bed areas. The owners have designed the garden to create various seating areas, a bar and a summer house.

A beautiful property inside and out, early viewing is highly recommended.

Council Tax Band- C

