

Northolme Drive, Off Shipton Road, York, YO30 5RP

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£625,000



This beautifully extended and modernised three-bedroom detached home is situated on Northolme Drive, a wide residential street in the sought-after suburb of Rawcliffe, just off the highly desirable Shipton Road. Known for its strong sense of community, excellent schools, countryside walks, and sporting facilities, this location is perfect for families.

The property has been thoughtfully enhanced by the current owners, featuring a stunning approximately 580 Sqft rear extension with a vaulted ceiling, Velux windows, and bi-fold doors opening onto a landscaped 100ft rear garden. A double-storey side extension has also been added, creating a tandem garage and extending the bedrooms above.

The accommodation begins with a spacious entrance hallway leading to a beautifully presented lounge, complete with a large front-facing window and a feature fireplace. The heart of the home is the impressive open-plan kitchen, living, and dining space within the rear extension, designed for modern family life. The stylish kitchen features a central island and a range of integrated appliances. A modern utility room, cloakroom WC, and boot room space within the tandem garage complete the ground floor.

Upstairs, the extension has created three generous double bedrooms and a contemporary four-piece family bathroom, including a separate bath and shower.

Externally, the property boasts a large driveway providing offstreet parking for multiple vehicles. The rear garden offers a spacious patio, a large lawn, an end garden room with power and lighting as well as additional space behind for a trampoline and children's play area.

Council Tax Band- D



















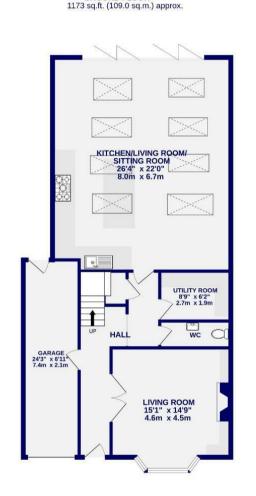


Northolme Drive Off Shipton Road, York YO30 5RP

Freehold Council Tax Band - D

- Detached Modern Home
- Extended To Side & Rear
- Tandem Integral Garage
- Approximately 100ft Rear Garden
- Rear Garden Room
- Driveway For Multiple Cars

• EPC D



GROUND FLOOR

TOTAL FLOOR AREA: 1244 sq.ft. (162:0 sq.m.) approx. When every altering this bere made to ensure the accusacy of the floorigan, executions of norms and any other levery altering the bere made to ensure the accusacy of the floorigan, executions of the overall floor insea on the responsibility of taken to any error consiston or min-statement. This pairs is for illustrating partners only and should be used as such by any proposed the partners. This takens, systems and experiments in the interpart of the statement of the special event approximation is shown in the statement of the special takens. The statement and the special takens are statement of the special takens are special event approximation in the special takens are statement. The special takens are appreciated in shown that event are special takens are special takens.





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