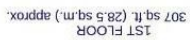


- Byron Drive
Rawcliffe, York
YO30 5SN



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£295,000

 2  1

A beautifully presented two-bedroom semi-detached home, located in the sought-after residential area of Rawcliffe, north of York.

Tastefully updated by the current owners and finished to a high standard throughout, this charming property offers an ideal opportunity for first-time buyers or professionals seeking convenient access to York city centre. The home is within walking distance of local amenities and enjoys excellent transport links, including regular bus services.

Upon entering, you are welcomed by an entrance hall leading into a bright and spacious front reception room. A large window allows natural light to fill the space, highlighting features such as the attractive wood-burning stove. To the rear, the upgraded kitchen boasts a range of stylish shaker-style wall and base units, complemented by sleek worktops that provide ample storage and preparation space. Integrated appliances include two ovens, an induction hob, and a fridge.

Beyond the kitchen lies a light-filled conservatory extension, benefitting from the property's desirable south-facing rear aspect - creating a perfect additional living or dining area.

Upstairs, the property offers two well-proportioned bedrooms. The generous master bedroom overlooks the front aspect, while the rear bedroom provides a versatile space ideal for use as a guest room, nursery, or home office. A contemporary three-piece bathroom suite with an overhead shower completes the internal accommodation.

Adding further appeal is a boarded loft with Velux windows, offering excellent storage and clear potential for future development (subject to relevant permissions).

Externally, the property features a spacious and private south-facing garden, primarily laid to lawn and bordered by mature hedging and trees. A patio area offers the perfect spot for outdoor dining or relaxation. A detached garage with power and a driveway to the front provide off-street parking.

Council Tax Band- B

