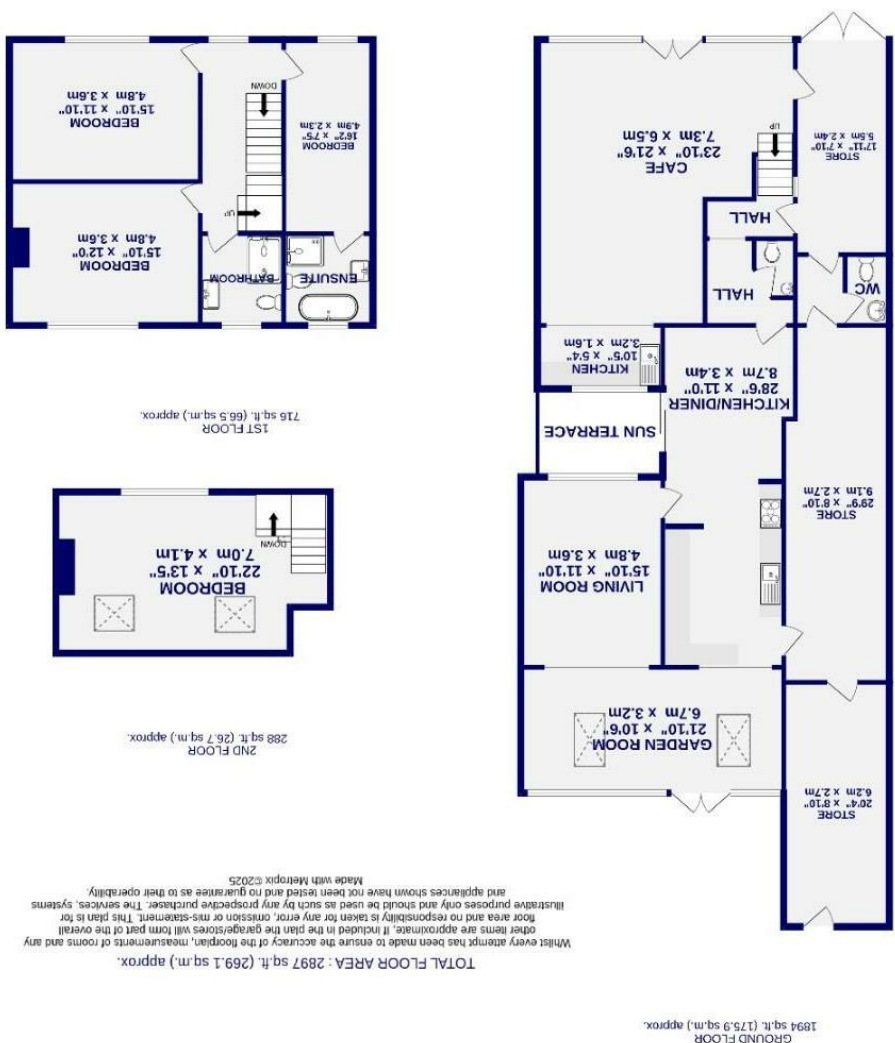


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- EPC - D
- Three Large Stores
- Large Private Rear Garden
- Four Bedrooms
- Driveway & Outdoor Seating
- Two Bathrooms
- Popular Thriving Business
- Cafe & Link Detached House

Freehold
Council Tax Band - C

YO30 5SW
Rawcliffe, York
Eastholme Drive



Eastholme Drive
Rawcliffe, York
YO30 5SW

£600,000

4 2

A rare opportunity to acquire a well-established café and newsagent with an impressive four-bedroom family home and a generous, beautifully maintained rear garden all set in a popular residential area to the north of York.

The commercial space, currently home to the thriving Java Bar, includes a welcoming customer seating area, counter with central island, and a fully equipped kitchen. A canopy provides covered outdoor seating, and the business benefits from its own private entrance, separate from the residential accommodation. Operating accounts are available on request.

Accessed via a private, timber-clad entrance to the side, the residential accommodation is entirely secluded from the business. A foyer leads to a ground floor WC and two large stores/garages. Beyond, a hallway connects to a further cloakroom and the main living areas.

The impressive kitchen diner spans the full depth of the original house and features a mix of wood and quartz worktops, integrated appliances, a breakfast bar, and access to a private internal courtyard. The rear extension includes a bright garden room with French doors and a stylish lounge with feature fireplace.

To the first floor are three double bedrooms, including an en-suite, and a contemporary family shower room. A second-floor loft conversion provides a spacious fourth bedroom.

The rear garden approximately 120ft in length is a particular highlight, offering a private, northeast-facing oasis with patio seating and mature planting.

A truly unique home and business opportunity with excellent versatility for owner-occupiers or investors alike.

