





Howard Drive  
Rawcliffe, York  
YO30 5XB

£450,000



Situated in the sought-after residential area of Rawcliffe, to the west of York, is this extended and beautifully presented detached dormer bungalow. Set on a generous plot with attractive gardens and a range of versatile outbuildings, the property offers an excellent opportunity for families, professionals or those looking to downsize. With regular bus connections to York city centre and train station, easy access to the Outer Ring Road, and a variety of local amenities nearby, the location is both convenient and well connected.

The accommodation begins with an entrance hall leading to the ground floor master bedroom, complete with built-in storage and a stylish three-piece en-suite shower room. Across the hall is a second double bedroom, which could also be used as a living room thanks to its large front-facing window that fills the space with natural light. To the rear of the property lies the impressive open-plan kitchen, dining and living area, thoughtfully extended and finished with expansive windows that overlook the south-facing garden. What once was a conservatory to the rear, has had various updates over the years, including insulated flooring and an insulated roof. A ground floor W.C completes this level.

Stairs rise to the first floor, where a further double bedroom can be found, benefitting from fitted wardrobes and its own en-suite shower room.





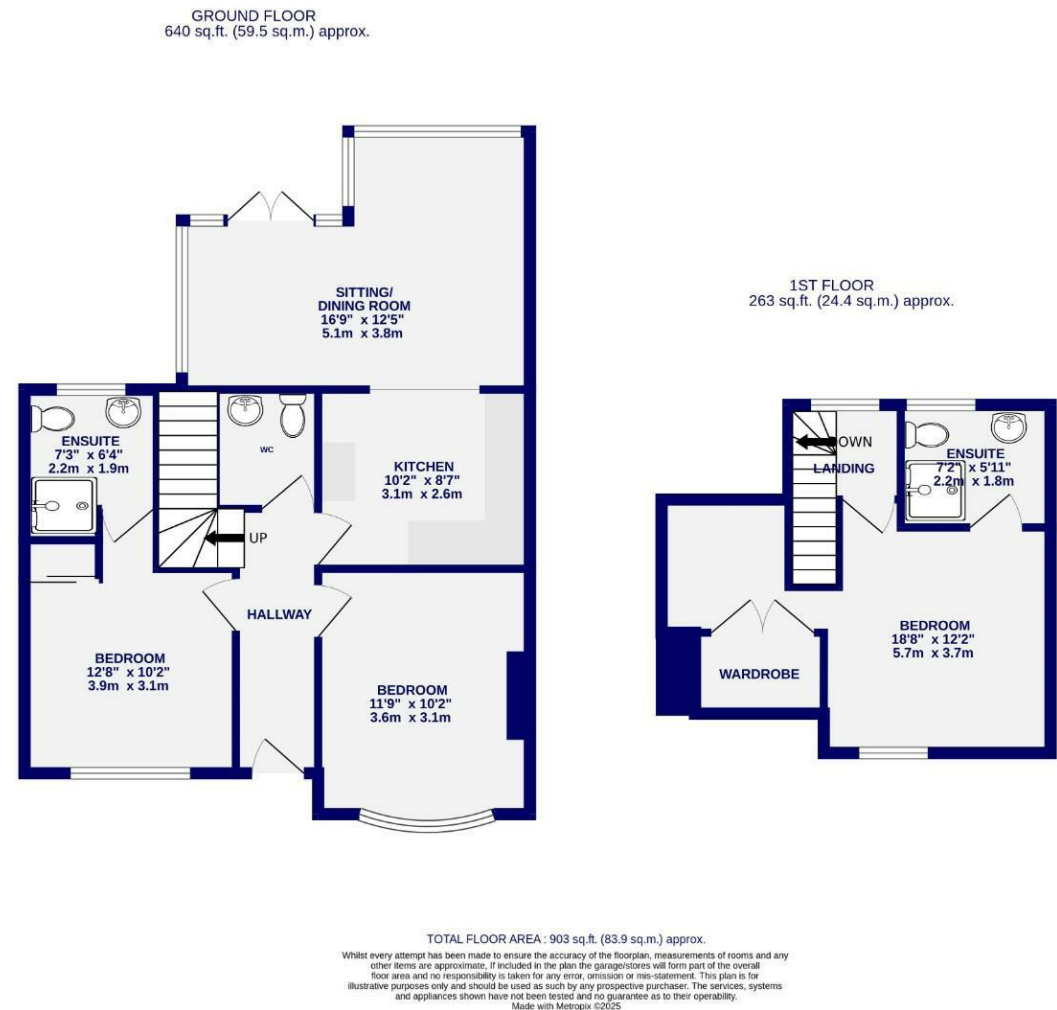




# Howard Drive Rawcliffe, York YO30 5XB

Freehold  
Council Tax Band - C

- Detached Family Home
- Three Double Bedrooms
- Two Ensuited & W.C
- Open Plan Kitchen Diner
- South Facing Rear Garden
- Various Outbuildings
- Driveway Parking
- EPC TBC



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