

LANCASTER
SAMMS

4 Byron Drive, York

York

Guide Price £320,000



Lancaster Samms is delighted to bring to the market this lovely three bedroomed semi-detached property. Located on a cul de sac and sitting on a corner plot, it also has the added benefit of a separate workshop / self-contained studio.

This property has been extended by the current owner, and is entered via a large porch, ideal for shoes and coat storage. This leads into the kitchen / family room which is a wonderful social space for cooking and entertaining. Appliances include a gas hob, electric double oven, fridge freezer and space for a washing machine. The lounge is located at the front elevation with feature fireplace and a conservatory and WC complete the ground floor accommodation.

Stairs lead to the first floor, with two well-proportioned double bedrooms, one with en-suite, and a third single bedroom with built in wardrobes, ideal as a dressing room. A modern bathroom services bedrooms two and three.

Externally to the front of the property is a driveway providing off-street parking for 2/3 vehicles, potentially more. There is also a lawn, shrubs and fenced boundaries. To the rear is a sunny west facing garden, with artificial lawn, slate path, decking and well-established shrubs. There is also a useful shed and a workshop / annexe with kitchen and shower room, ideal as a studio or for teenagers / visitors.

LOCATION

Byron Drive is located in the popular suburb of Rawcliffe, just over two miles from the city centre. Transport links into the city are excellent as the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of local amenities on hand in the form of local shops, public houses, newsagents, Coffee Bar and a Post Office within Londis. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are also located a short distance away. The catchment Schools of Clifton With Rawcliffe and Vale Of York Academy are both Ofsted rated 'Good'.

DIRECTIONS

Leaving York City Centre on Bootham, continue to the traffic lights at Clifton Green. Continue straight, past the church and at the second set of lights, bear right onto Rawcliffe Lane. Continue until you reach the mini roundabout at the old library site / playpark and take your first left onto Eastholme Drive, then immediately left onto Byron Drive where No4 is on your right hand side.

COUNCIL TAX

City of York Council Tax - Band B - £1,679.17 for 2025/2026

EPC Rating: D

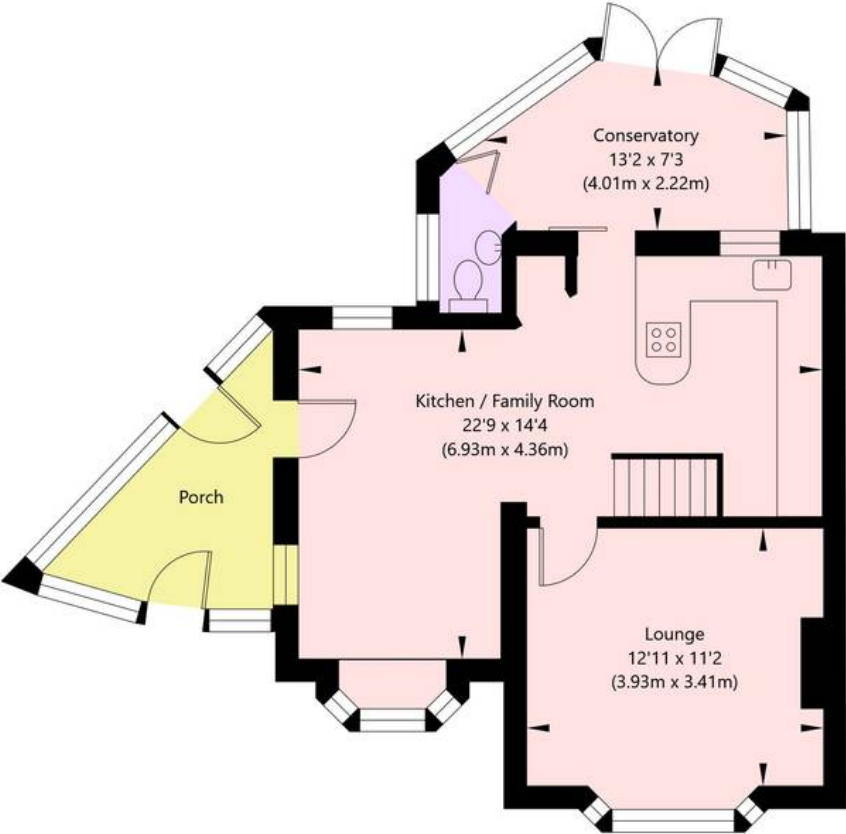




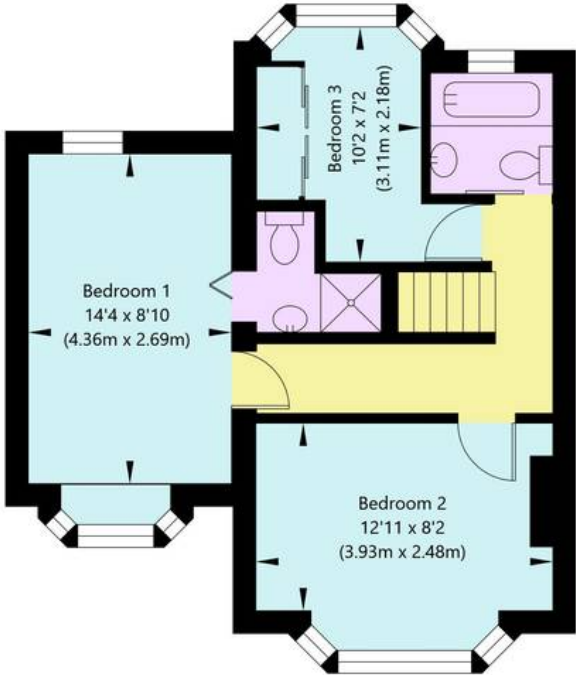




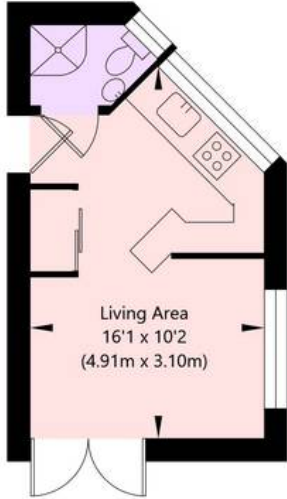
Byron Drive , Rawcliffe , York, YO30 5SN



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 641 SQ FT / 59.52 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 467 SQ FT / 43.39 SQ M



Annexe Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 162 SQ FT / 15.09 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1270 SQ FT / 118 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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