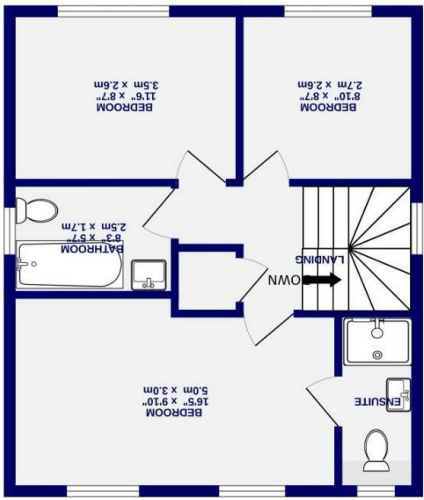
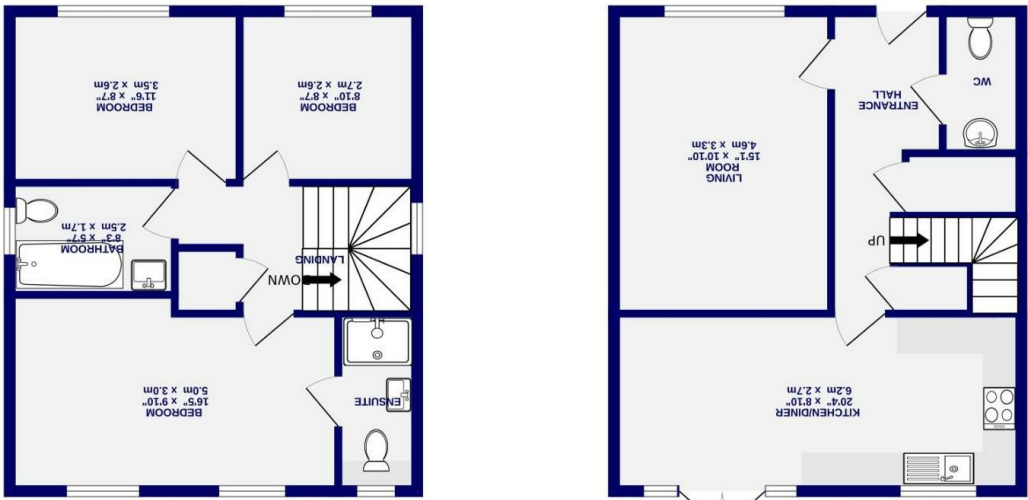




Hawthorn Fields Rufforth, York YO23 3AE

Freehold
Council Tax Band - D

- Detached Family Home
- Three Double Bedrooms
- Two Bathrooms & G.F.W.C
- Private Setting To Rear
- Air Source Heat Pump Central Heating
- Driveway & Garage
- Popular Village Setting
- EPC B



Whilst every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is recommended that you obtain your own measurements. The plan is for illustrative purposes only and should not be used as a guide for any construction or renovation. The plan is for information only and does not constitute an offer. The plan is for information only and does not constitute an offer. The plan is for information only and does not constitute an offer.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Hawthorn Fields
Rufforth, York
YO23 3AE

£400,000

 3  2

Located within a popular modern development in the sought-after village of Rufforth, this beautifully presented three-bedroom detached home offers stylish, ready-to-move-into accommodation with the added benefit of backing directly onto open countryside, providing a private and attractive rear aspect.

The ground floor opens into a welcoming entrance hall with useful built-in storage and a downstairs WC, leading through to a generous open-plan kitchen and dining space. The kitchen is fitted with a range of high-quality units and integrated appliances, creating a sleek and practical space that works well for both everyday living and entertaining. French doors with full-height glazing open directly onto the rear garden, allowing plenty of natural light and making the most of the open outlook beyond. To the front of the property is a separate living room with a large window allowing light to flood in.

Upstairs, the principal bedroom spans the full width of the property and benefits from a well-appointed en-suite shower room. Two further well-proportioned bedrooms are served by a modern family bathroom, with additional storage available off the landing. Throughout the home, oak internal doors, high-quality flooring and tasteful décor combine to give a cohesive, well-finished feel.

Externally, the rear garden enjoys a private aspect and backs onto open fields, offering a peaceful setting rarely found. The property also benefits from a single garage with a vaulted roof providing excellent additional storage, along with driveway parking.

Rufforth offers a range of local amenities including pubs, eateries and local schools, while providing easy access to York city centre and further afield via the outer ring road. This is an ideal opportunity for buyers seeking a modern, low-maintenance home in a well-connected village setting, ready to move into straight away.

Council Tax Band D

