



Howard Drive  
Rawcliffe, York  
YO30 5XB

£400,000



Situated in the sought-after residential area of Rawcliffe, this extended and significantly improved detached dormer bungalow occupies a generous plot with an attractive south-facing garden and a range of versatile, fully powered outbuildings. The property offers an excellent opportunity for a wide range of buyers and has been conscientiously future-proofed by the current owner with features including solar panels and an air source heat pump, creating an impressive eco-retrofit home.

With regular bus connections to York city centre and the 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 is the impressive open-plan kitchen, dining and living area, thoughtfully extended and finished with expansive windows that overlooks the garden. What was once a conservatory has been substantially upgraded over the years, including the addition of insulated flooring and an insulated roof, creating a comfortable year-round living space. A ground floor W.C. completes this level.

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

NB: The nearest to the house outbuilding has a utility room measuring 200 x 229cms  
And an office measuring 287 x 371cms in a long outbuilding that has new cladding

The end garden room is 287x371cms



\*Ai edited