Wetherby Road
Rufforth, York
YO23 3QF

Freehold
Council Tax Band - E

- Set On A Substantial Private Plot
- Superb Reception With Log Burner
- Modern House In A Period Style
- Private Gated Driveway
- Two Reception Rooms
- Detached Office & Store
- EPC D

TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Offers Over £600,000

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An outstanding detached home set within the highly sought after village of Rufforth, just three miles west of York, offering an excellent balance of space, privacy and character, with easy access to York city centre, Leeds and Harrogate via strong road links.

Highfield House is approached via a private gated entrance leading onto a substantial gravel driveway, providing extensive parking.

Built in 2001 using reclaimed brick, the property blends traditional character with well balanced modern living. A welcoming entrance porch leads into a spacious hallway with staircase and ground floor cloakroom. The principal lounge is a superb reception space with a log burning stove and French doors opening onto the rear garden. A separate dining room provides flexible use as a formal dining space, additional sitting room or home office.

At the heart of the home is a generous dining kitchen with fitted units and integrated appliances, offering ample space for everyday living and entertaining. A secondary reception area flows from the kitchen, creating a sociable layout.

To the first floor are four bedrooms, including a spacious principal bedroom with countryside views, alongside two further doubles and a well proportioned single. The recently updated bathroom features a freestanding claw foot bath and separate shower, with scope to reintroduce an en suite.

Externally, a large driveway provides ample parking and leads to a detached outbuilding ideal for a home office. The rear garden is private, mainly laid to lawn with a paved seating area and mature trees.

Rufforth has a wonderful community and benefits from a village hall, village store with tea rooms, sports club, playing field, children's playground and restaurant. A cycle path runs to York via the Community Woodland and there is a regular bus service. Rufforth Primary School is well regarded and falls within the catchment for Manor C of E Academy, with a school bus service available.