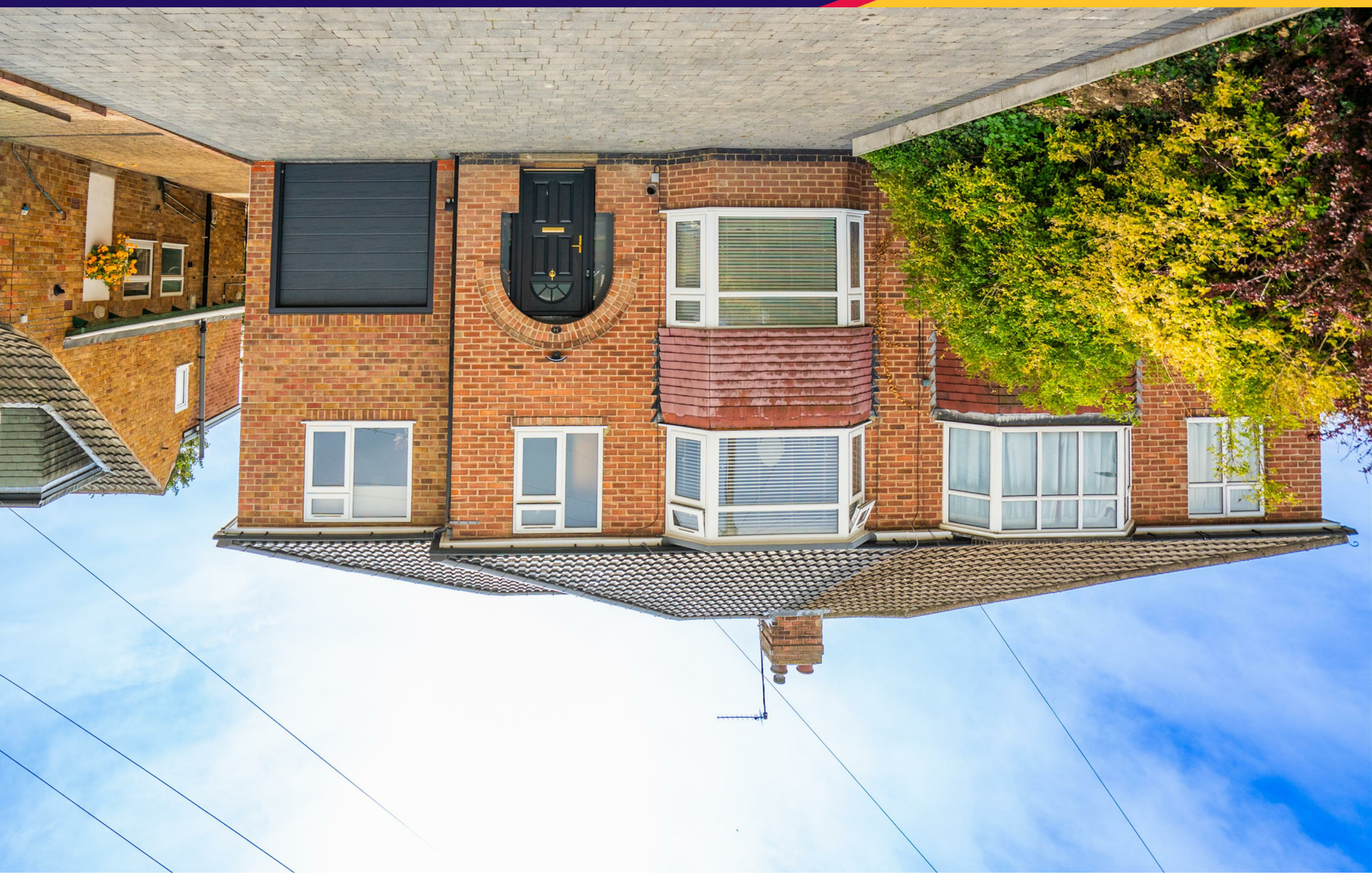
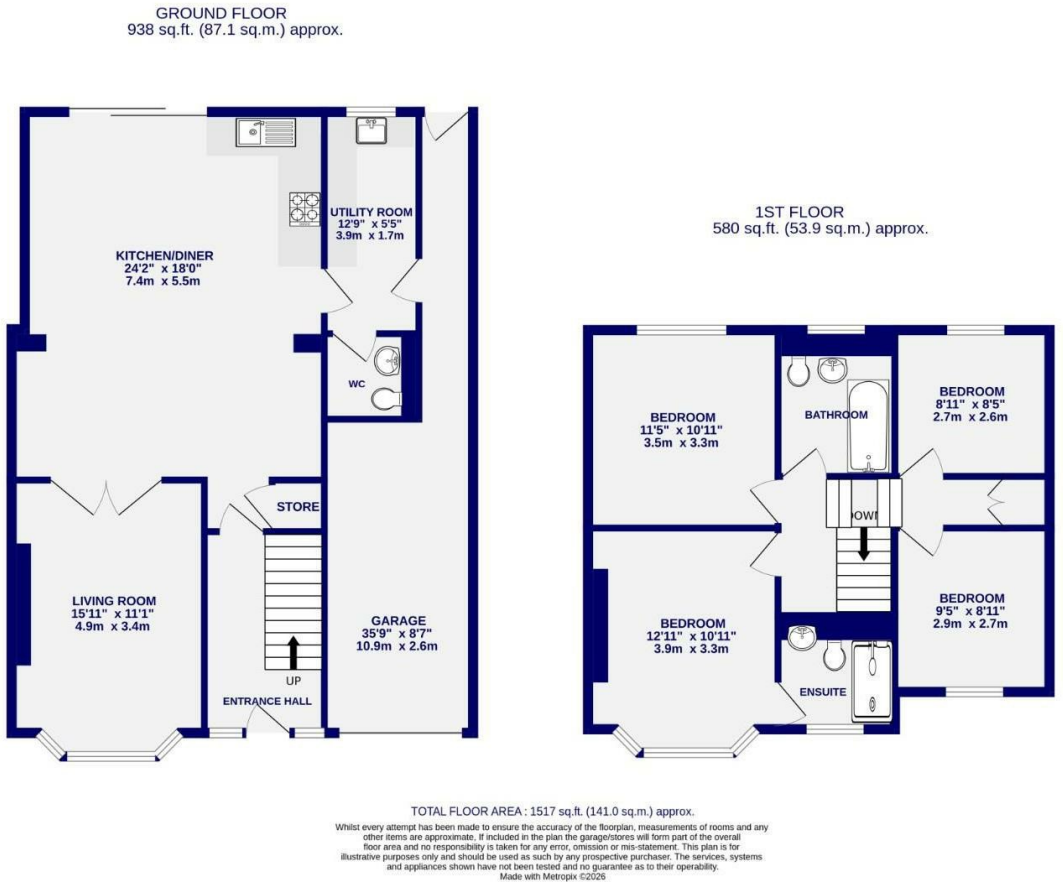


Howard Drive
Rawcliffe, York
YO30 5XB

Freehold
Council Tax Band - C

- Four Bedroom Extended family House
- Tastefully Refurbished Throughout
- Large Luxury open Plan Living kitchen & Sitting Room
- Utility & Cloakroom
- Two Luxury Bathrooms
- Large Gardens
- EPC F



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Howard Drive
Rawcliffe, York
YO30 5XB

Offers Over £495,000

4 2

Situated in a highly sought-after and convenient location, this impressive traditional semi-detached home has been significantly extended and comprehensively renovated by the current owners, creating a superb family property finished to an exceptional standard throughout.

Thoughtfully extended to both the side and rear, the property now offers generous and versatile accommodation ideally suited to modern family life. At the heart of the home is the stunning open-plan living kitchen, providing a wonderful sociable space for everyday living and entertaining. Flooded with natural light, this impressive room features bi-folding doors opening directly onto the patio and beautifully landscaped rear garden, creating a seamless connection between the indoor and outdoor spaces.

The ground floor accommodation is further complemented by a practical utility room and cloakroom, with access leading through to the attached garage, providing excellent additional storage and functionality.

To the first floor are four well-proportioned bedrooms, offering plenty of flexibility for a growing family, guests or those working from home. The bedrooms are served by two beautifully appointed luxury bathrooms, both finished in keeping with the high standard found throughout the property.

The extensive programme of extension and refurbishment has been carefully considered, combining the proportions and character of a traditional home with the finish, layout and functionality expected from contemporary living.

Externally, the landscaped rear garden provides an attractive and private setting, with a generous patio area ideal for outdoor dining and entertaining.

Finished with considerable attention to detail, this is undoubtedly one of the finest examples of its type currently available, and an internal viewing is highly recommended to fully appreciate the space, quality and presentation on offer.



















