

The floor plan illustrates a house layout with the following dimensions and features:

- BEDROOM:** 3.4m x 3.1m (3.4m x 10.2m)
- BEDROOM:** 2.4m x 2.2m (7.9" x 7.2")
- BEDROOM:** 3.4m x 3.1m (10.5" x 10.2")
- BATHROOM:** 2.2m x 1.8m (7.2" x 5.1")
- KITCHEN:** 3.4m x 3.1m (11.2" x 10.2")
- LANDING:** (Up and Down stairs)

374 sq. ft. (34.7 sq.m.) approx.

682 sq. ft. (63.4 sq.m.) approx.

- Lovely Three Bedroom Semi-Detached
- Located In The Popular Area Of Rawcliffe
- Modern Kitchen & Shower Room
- South Facing Garden
- Converted Garage Into Living Space
- Off-Street Parking For Multiple Cars
- Close To Transport Links
- EPC - TBC

## Freehold Council Tax Band - D

Bransholme Drive  
York,  
YO30 4XN



# Bransholme Drive

York,  
YO30 4XN

£375,000

 3  2

Located in the ever-popular area of Rawcliffe, to the north of York, this spacious and versatile semi-detached home offers generous accommodation ideal for a wide range of buyers.

The property is perfectly positioned for modern living, with excellent access to Clifton Moor Shopping Park, local supermarkets, and the ring road providing straightforward commuting routes towards Leeds, Harrogate and beyond.

Internally, the home opens into a bright and welcoming living space, flooded with natural light from a large front window. This flows seamlessly into the dining area and onward into the conservatory, creating a fantastic open-plan feel that is perfect for both everyday living and entertaining. The kitchen is well appointed, offering ample worktop space and extensive cupboard storage, complemented by a breakfast bar and a useful small utility area.

The ground floor is further enhanced by a downstairs WC and a converted garage, currently utilised as a fourth bedroom, offering excellent flexibility for guests, home working or multigenerational living.

To the first floor, the property boasts a modern, low-maintenance shower room, two well-proportioned double bedrooms and a third smaller bedroom, presently used as a study but equally suitable as a nursery or child's room.

Externally, the home continues to impress with off-street parking for multiple vehicles and a beautifully maintained, south-facing rear garden- ideal for enjoying the sun throughout the day. Set just off the main road within its own small cul-de-sac, the property enjoys a pleasant sense of privacy while remaining conveniently located.

With its flexible layout, excellent location and strong appeal across all demographics, this superb home is expected to attract high levels of interest. Early viewing is highly recommended.

Council Tax Band D

