

A fabulous extended three double bedroom dormer bungalow located on this guiet residential street within the popular area of Rawcliffe close to Clifton Moor retail park as well as being 5 minutes from York's park and ride and nearby parks. Upgraded to a very high standard throughout and benefitting from bi-fold doors, underfloor heating and two separate bathrooms. Internally the property comprises entrance hallway, lounge with bay window and feature burner, 23ft dining/kitchen, rear hallway/reading area, two ground floor double bedrooms, three piece shower suite and 18ft first floor bedroom with fitted storage and three piece en-suite bathroom. To the outside is a front gravelled driveway providing off street parking and potential for electric car charging whilst to the rear is a south facing paved rear courtyard with lawn, timber fence and attached single garage. An internal viewing is highly recommended.

# **Entrance Hallway**

Composite entrance door, luxury vinyl wood flooring, underfloor heating

# Lounge

Feature log burner with surround, uPVC bay window to front, luxury vinyl wood flooring, TV and power points

#### Kitchen Area

Fitted wall and base units with counter top, five ring gas hob, one and half sink and draining board with mixer tap, tiled flooring, underfloor heating, power points

# **Dining Area**

Large glazed bi-folding doors to rear, tiled flooring, TV and power points, underfloor heating, door to side

# **Rear Hallway**

Luxury vinyl wood flooring, stairs to first floor

#### **Bedroom 1**

uPVC bay window to front, luxury vinyl wood flooring, spotlights, power points



















## Bedroom 2

uPVC window to rear, luxury vinyl wood flooring, TV and power points, spotlights

#### **Shower Room**

Walk-in shower enclosure, low level WC, wash hand basin, tiled walls, tiled flooring, recessed spotlights, extractor fan, towel radiator

# **First Floor**

Leading to;

## **Bedroom 3**

Three Velux windows to rear, column radiator, carpeted flooring, power points, eaves storage

### **En-Suite**

Panelled bath with central mixer tap, tiled wall, tiled flooring, low level WC, wash hand basin, recessed spotlights, Velux window, storage cupboard, towel radiator, extractor fan

#### Outside

Gravelled front driveway, attached single garage, rear paved courtyard with lawn and timber fence boundary

# **FLOOR PLAN LOCATION** Ground Floor 906 sq.ft. (84.2 sq.m.) approx. Busy Bees in York Dining Room 12'1" x 10'9" 3.68m x 3.27m Bedroom 15'3" x 12'1" 4.65m x 3.68m 1st Floor 283 sq.ft. (26.3 sq.m.) approx. Rawcliffe Howard Dr Rawcliffe Country Pk Fastholing Map data ©2025 Google Lounge 13'7" x 11'1" 4.13m x 3.37m **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 86 TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx. White every attents has been made to ensure the accuracy of the flooping contained these measurements of closer, understand the entering of the flooping contained better in the symmetric discovery and the entering of t (69-80) 68 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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