



HUDSON
MOODY

13 Manor Park Close, York YO30 5UZ

Situated on a quiet cul-de-sac in the popular area of Rawcliffe, is this traditional bay fronted and extended home. The property has been updated to a high standard throughout, offering spacious accommodation over 1,300sqft. The loft has been converted into a useable space to create an extra area (currently used as an office) benefiting from carpeted flooring and a radiator.

- Superbly Extended and Updated Traditional Home
- Conveniently Placed for City Centre and Outer Ring Road
- Spacious Living Room with Bay Window
- Extended 21ft Dining/Garden Room
- Combined Kitchen and Utility Area
- Ground Floor WC and Storage Area
- Five First Floor Bedrooms and House Bathroom
- Boarded Out Attic Room (Office/Hobby Room)
- Low Maintenance Garden
- Off Street Parking and Garage

Offers In Excess Of £450,000

Tenure: Freehold

Council Tax Band: C

13 Manor Park Drive
Approximate Gross Internal Area = 125.2 sq m / 1347 sq ft

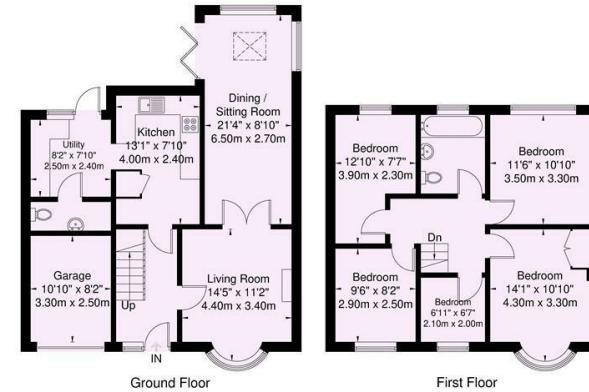


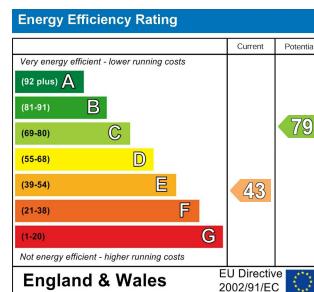
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IMPORTANT NOTICE

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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