

**HUNTERS®**  
HERE TO GET *you* THERE

 5  2  3  C

# Manor Lane, Rawcliffe, York

£475,000



This impressive five-bedroom semi-detached home, thoughtfully extended, is set along the sought-after Manor Lane in Rawcliffe, York. With generous proportions and versatile living space, it provides an excellent opportunity for families seeking comfort and practicality in a desirable location.

The area is well served by local amenities and offers convenient transport links into York city centre, making it a popular choice for those wanting both accessibility and a welcoming community setting.

Accommodation begins with a bright lounge to the front, ideal for everyday relaxation. A separate dining room provides space for entertaining, while the well-equipped kitchen is complemented by an adjoining utility room. To the rear, a conservatory overlooks the garden, creating a peaceful retreat, and a ground-floor WC adds further convenience.

Upstairs, the landing leads to five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room and a walk-in wardrobe, while a stylish family bathroom serves the remaining rooms.

Externally, the property enjoys gardens to both front and rear, together with a driveway providing off-street parking and a garage for secure storage.

Combining space, location, and family-friendly design, this superb home represents an ideal choice for buyers wishing to settle in Rawcliffe.

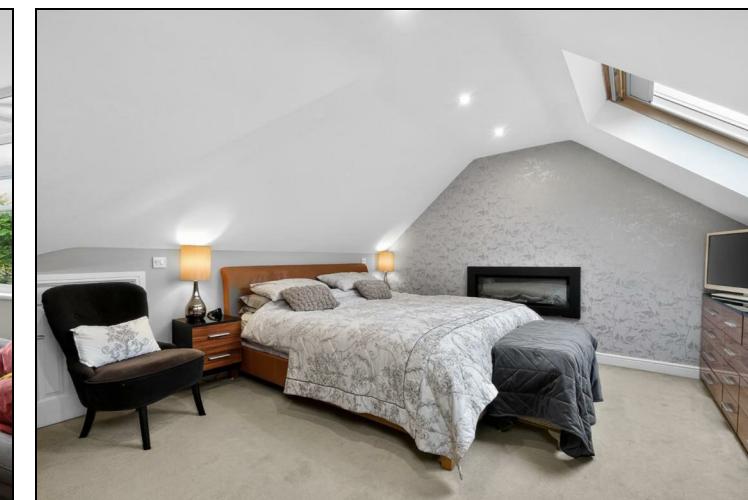
Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | www.hunters.com



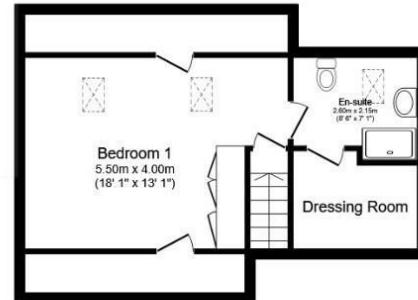
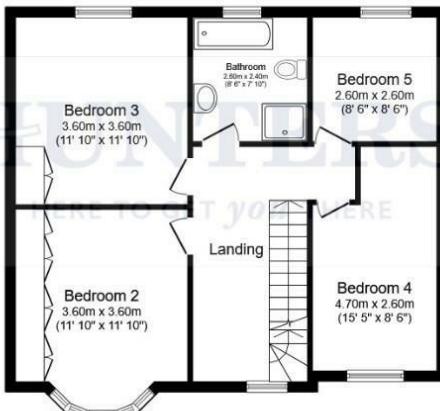
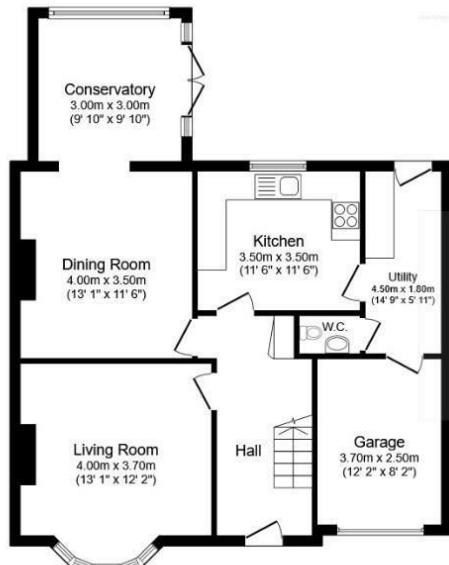
A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6JA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

## KEY FEATURES

- Impressive Semi-Detached Home
  - Five Bedrooms
  - Fully Extended
  - Driveway & Garage
- Modern Kitchen & Adjoining Utility Room
- Principle Suite with Ensuite & Walk in Wardrobe
  - Council Tax Band C







Total floor area 178.1 sq.m. (1,917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
[york@hunters.com](mailto:york@hunters.com) | [www.hunters.com](http://www.hunters.com)



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.

