



103 Manor Drive North
York, YO26 5SD
Asking Price £465,000

NO ONWARD CHAIN! Churchills are delighted to present to the market this tastefully presented 5 bedroomed semi detached dormer bungalow which has been extended to the rear as well as a good sized first floor conversion. Offering versatile living accommodation and renovated to an excellent standard throughout. The property also benefits from re-wiring, re-plumbed including new boiler, new double glazed windows, new roof and latest 2022 insulation standards. The spacious property comprises entrance hall, double bedroom, bedroom, modern shower room and an impressive living kitchen with underfloor heating and amazing views over the good size private fully enclosed rear garden, a glass staircase leads to three further bedrooms and a fabulous family bathroom. Outside to the front is ample off street parking whilst to the rear is a self contained office providing the opportunity to work from home with the added benefit of a separate utility with low level WC and sink set in vanity unit. The property also has a large low maintenance private mature garden with lawn and patio areas and a range of trees, shrubs and plants. Located to the west of York and served by a range of local amenities, schools and excellent commuter links to York city centre which is only 1.1 miles. An early viewing is strongly recommended.

Entrance Hallway

Entrance door, two walk-in cupboards. Laminate flooring.

Bedroom 1

Bay window to front, radiator, power points. Laminate flooring

Bedroom 2

Window to front, radiator, power points, cupboard housing boiler. Laminate flooring

Shower Room

Window to side, walk-in shower, sink set in vanity unit with wall hung toilet, heated towel rail, part tiled walls. Tiled flooring.





Living/Dining Kitchen

Range of base and wall mounted units, quartz work surfaces including island, single sink, tiled splash backs, extractor fan, wine cooler, island unit, integrated fridge/freezer, power points, radiator. Laminate flooring. Opening into sitting area with underfloor heating and patio doors onto garden.

First Floor Landing

Doors to;

Master Bedroom

Two windows to rear, built-in wardrobe, two radiators, power points.

Bedroom 3

Dormer to front, radiator, power points.

Bedroom 4

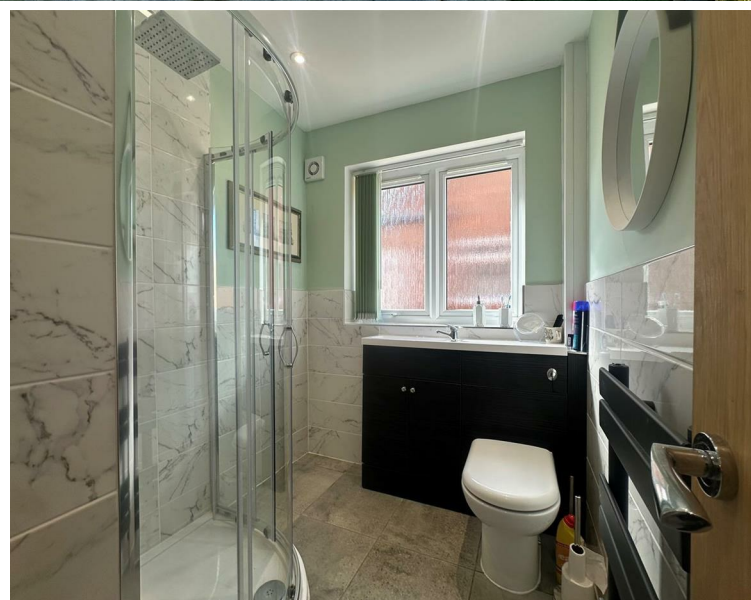
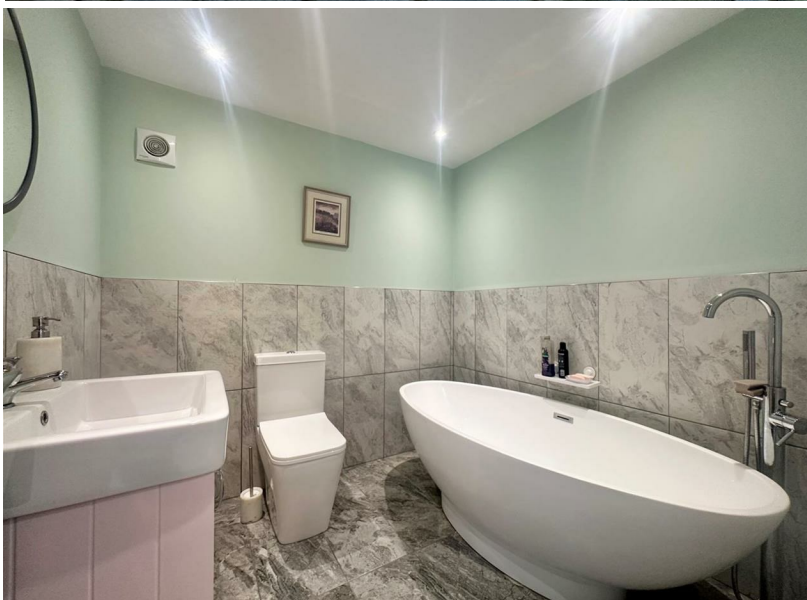
Dormer to front, radiator, power points.

Bathroom

Bath with mixer tap, sink set in vanity unit, low level WC, part tiled walls, heated towel rail. Tiled flooring.

Outside

To the front is a driveway providing off street parking for 2 cars whilst to the rear is a private, large, well maintained garden planted with a variety of trees, shrubs and plants. There is also patio and lawn areas.



Separate Office

16'11 x 7'10 (5.16m x 2.39m)

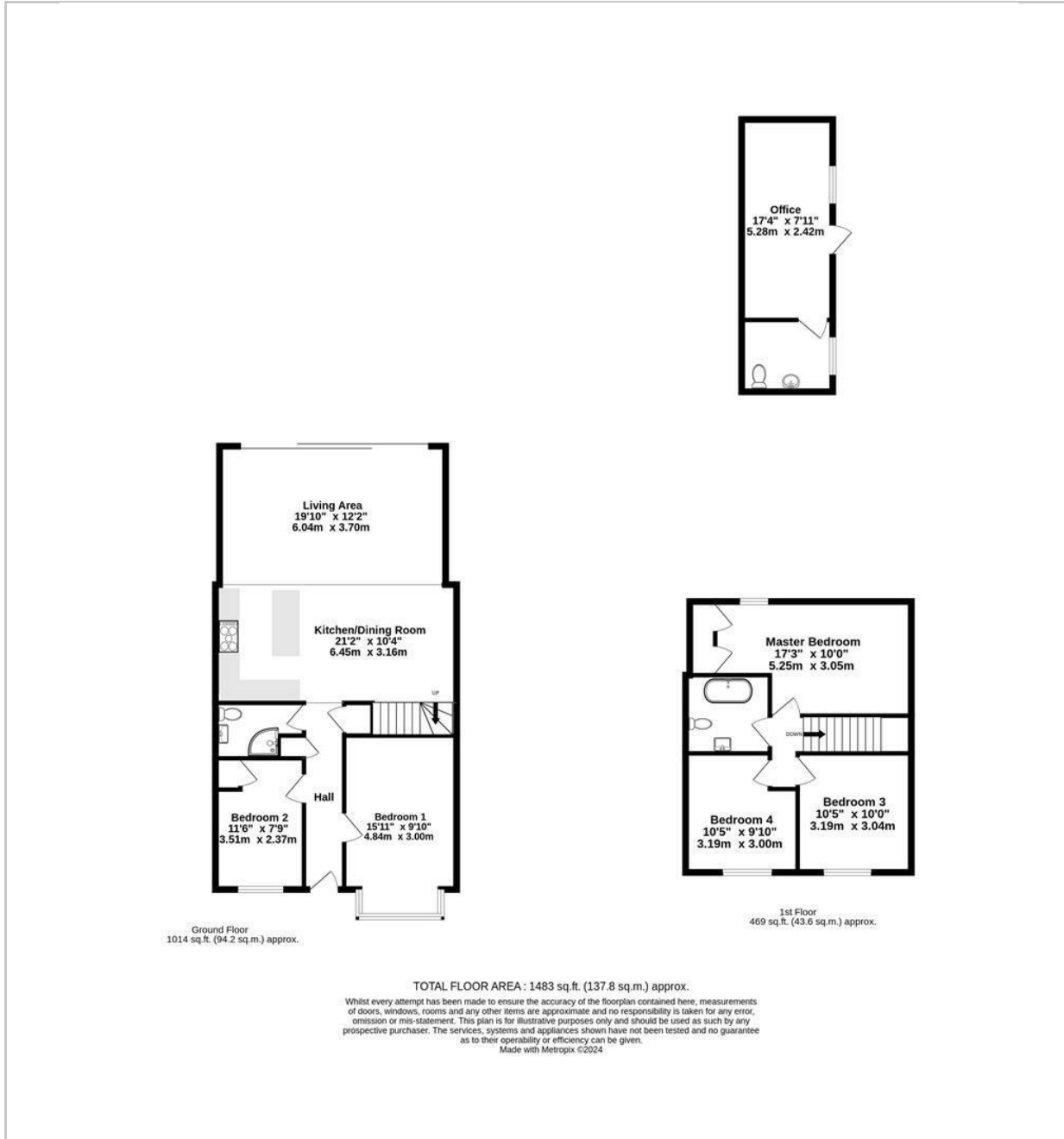
Window to side, power points. Laminate flooring. Door into;

Utility Room

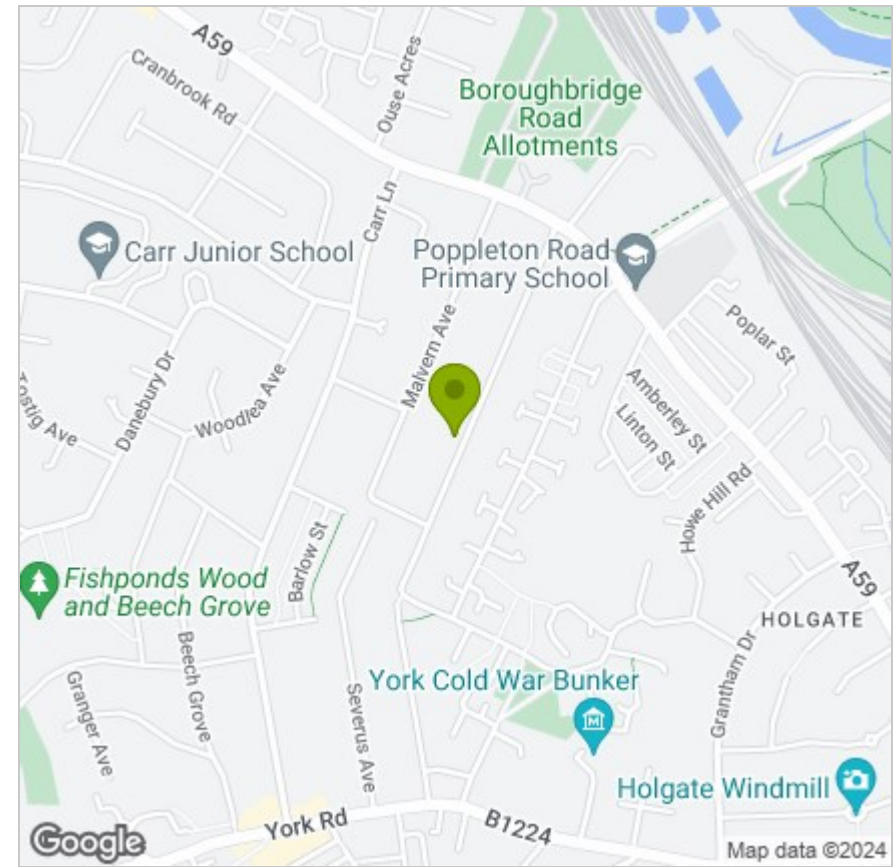
7'10 x 6'4 (2.39m x 1.93m)

Window to side, sink set in vanity unit, low level WC. Laminate flooring.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	74	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.