




55 Manor Drive North
York, YO26 5RY
£575,000

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A superb four bedroom semi detached house impressively extended to create bright and spacious rooms and located in this quality area convenient for Acomb Front Street, York city centre and good transport links to the outer ring road. Ready to move into and arranged over three floors, this family-sized home comprises entrance hallway, lounge with bay window, 19' kitchen, large sitting/dining room opening onto garden, ground floor study, utility, WC/cloaks, first floor landing, three double bedrooms, four piece house bathroom and a second floor master bedroom with en-suite shower room. To the outside is a paved front driveway leading to a garage with an integrated bike store whilst to the rear is a landscaped garden with lawn, decking, flower beds and timber shed. An internal viewing is highly recommended to appreciate this beautiful home.

Entrance Hallway

Entrance door, double panelled radiator, power points, carpeted stairs to first floor. Oak flooring.

Lounge

Bay window to front, coving, ceiling rose, feature log burner with surround, single panelled radiator, TV point, power points. Oak flooring.

Kitchen

Fitted wall and base units with Quartz counter tops, inset one and a half sink and draining board with mixer tap, integrated appliances including double oven, electric hob, microwave, drinks cooler, fridge/freezer, column radiator, power points. Tiled flooring.

Sitting/Dining Room

French doors onto garden, two velux's, double panelled radiator, TV point, power points. Tiled flooring.

Study

Window to rear, column radiator, power points. Laminate flooring.

Utility Room

built-in storage cupboards, plumbing and space for appliances, power points. Laminate flooring.





Cloaks/WC

Wash hand basin, low level WC double panelled radiator. Vinyl flooring.

First Floor Landing

Original window to side, carpeted stairs to second floor, power points. Carpet. Doors to;

Bedroom 2

Bay window to front, fitted wardrobes, single panelled radiator, power points. Carpet.

Bedroom 3

Window to rear, single panelled radiator, power points. Carpet.

Bedroom 4

Window to front, single panelled radiator, power points. Carpet.

Bathroom

Opaque window to rear, panelled bath, separate walk-in shower cubicle, wash hand basin, low level WC, column radiator, part tiled walls, extractor fan. Vinyl flooring.

Second Floor Landing

Window to side. Carpet. Door to;

Master Bedroom

Window to rear and velux to front, eaves storage plus further storage cupboard, double panelled radiator, power points. Carpet.

En-Suite

Opaque window to rear, walk-in shower cubicle, wash hand basin with storage, low level WC, towel rail/radiator, part tiled walls, extractor fan. Vinyl flooring.

Outside

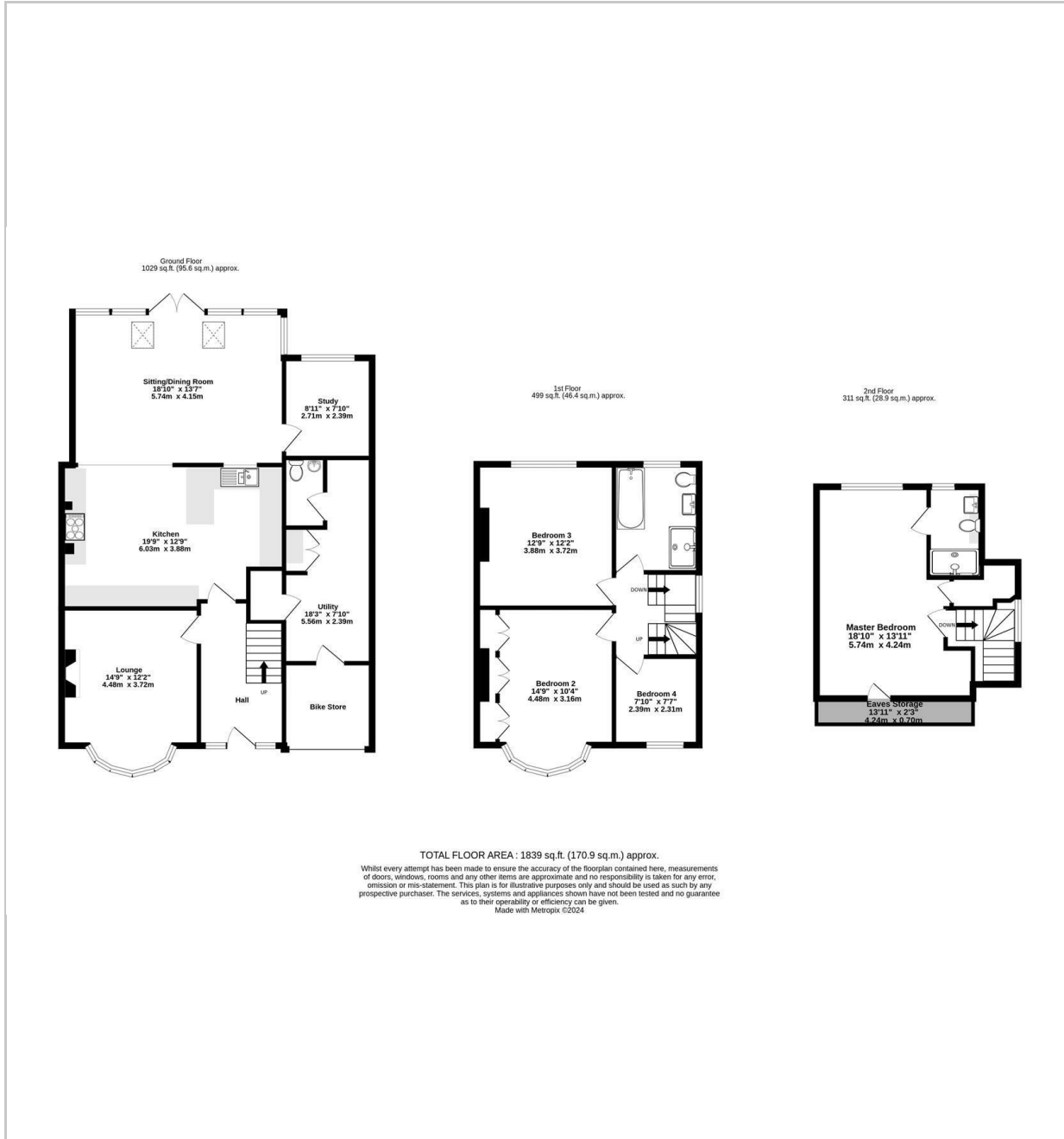
Paved driveway with brick boundary wall, electric car charging point., Rear lawned garden with decking area, fence and hedge boundary, mature trees and borders.

Integral Bike Store

(7'9 x 7'7) with power and lighting and garage door to front.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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