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# Manor Way Rawcliffe, York YO30 5UQ

Freehold  
Council Tax Band - C

• Extended Semi Detached

• Four Bedrooms

• Larger Than Average Rear Garden

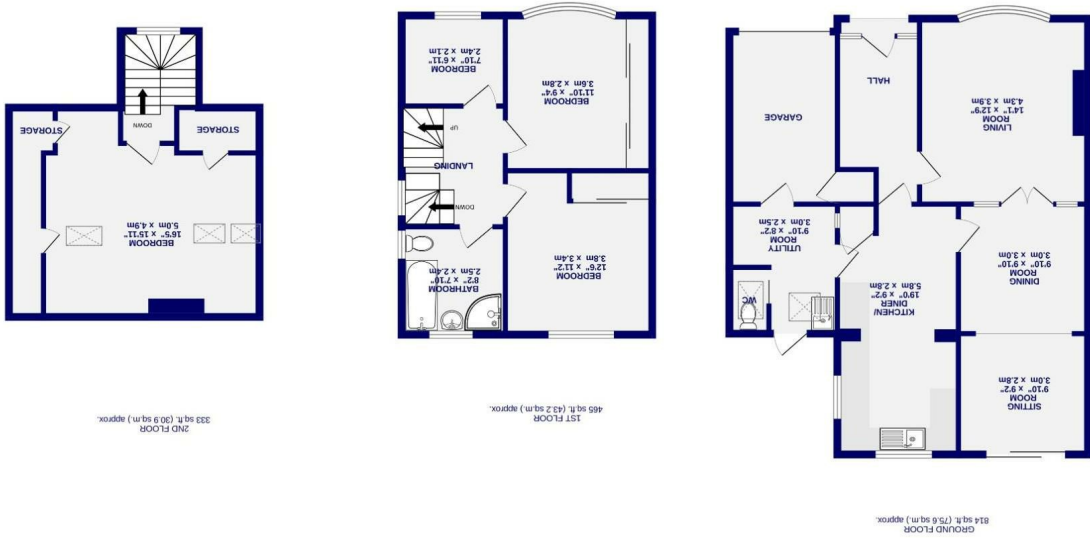
• Quiet Location

• Ideal For Families

• Garage & Driveway

• No Onward Chain

• EPC - D





Manor Way  
Rawcliffe, York  
YO30 5UQ

£435,000



A wonderful and extended home at the end of the cul de sac with a substantial rear garden, driveway and garage.

This marvellous home is located in the popular village of Rawcliffe, a suburb very close to York city centre. The area is known for its excellent commuter links via York railway station, the outer ring road and the city centre. The property benefits from a range of local amenities including Vale of York Academy, as well as good local pubs and shops.

A much loved home for many years, this wonderful property has been extended and updated over time to make this spacious family home. The entrance hallway leads to the kitchen at the very rear which has been subject to an extension to create a range of storage through multiple wall and base units. There are two reception rooms to the left of the hallway, with the front room benefitting from a large bay window to the front allowing light to flood through. French doors lead into the extended dining room with patio doors looking out to the larger than average garden. The ground floor accommodation is completed by the utility room, with access into the garage, and ground floor w.c, all of which is accessed off the kitchen.

On the first floor are three well proportioned bedrooms and a newly updated four piece bathroom with dual towel rail. Stairs lead up to the fourth bedroom which is double in size and offers the potential to add an ensuite, subject to the relevant planning permissions. The property also benefits from a whole new central heating system including a new boiler which was installed in 2023.

Externally the property benefits from driveway parking and garage. To the rear is a most impressive garden which consists mainly of lawn and flower beds, as well as a patio area.

Offered with no onward chain, early viewing is highly recommended to appreciate all that is on offer.

Council Tax Band: C

