



4 Manor Lane
York, YO30 5TX

£475,000

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QUALITY FIVE BEDROOM EXTENDED SEMI-DETACHED HOUSE IN A GREAT LOCATION. Set within the popular area of Rawcliffe and convenient for many amenities, popular schools and within easy access into York city centre and the outer ring road, this superb home is sure to appeal to a range of buyers. Having the benefit of double glazing and gas central heating throughout, the bright and spacious living accommodation comprises entrance hallway, lounge with bay window, dining room, fitted kitchen, utility, conservatory, WC/cloaks, first floor landing, four bedrooms (3 doubles and 1 good single), four-piece house bathroom, second floor landing and master bedroom with three-piece ensuite and dressing area. To the outside is a paved driveway providing ample off street parking and the potential for electric car charging, integral garage and south-east facing rear landscaped garden with stone patio area, lawn and timber fence boundary.

An accompanied viewing of this impressive house is highly recommended



Hallway

Living Room

Dining Room

Kitchen

Utility

Conservatory

WC/Cloaks

Second Floor Bedroom 1

Walk-in Wardrobe

En-Suite

Bedroom 2

Bedroom 3

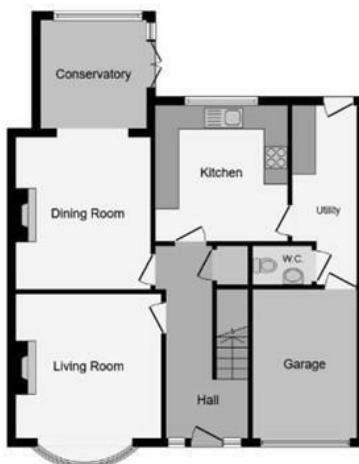
Bedroom 4



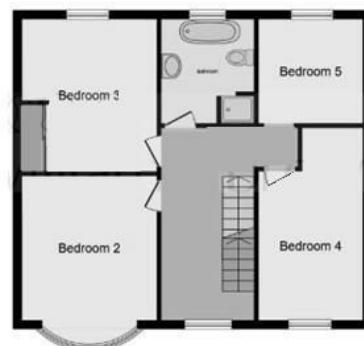
Bedroom 5
Bathroom
Garage



FLOOR PLAN



Ground Floor



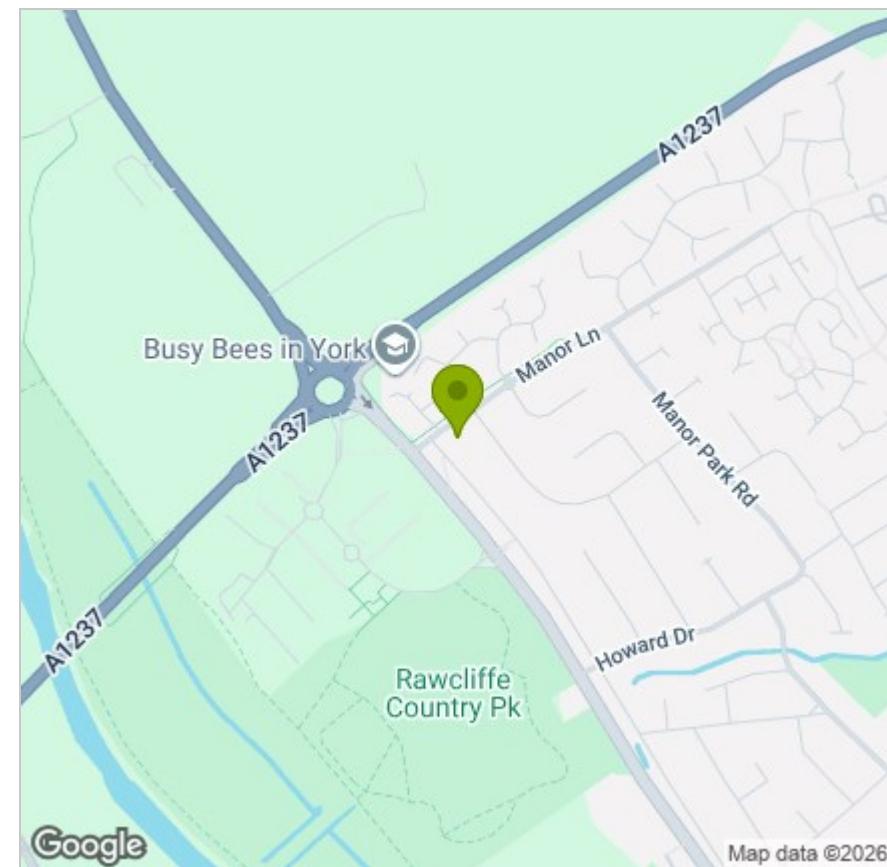
First Floor



Second Floor



LOCATION



EPC

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

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