



Manor Way, York, YO30 5UQ

- Quiet Rawcliffe Cul-De-Sac Location
- Conservatory Overlooking Private Rear Garden
- Excellent Access To Schools, Shops And York Centre
- Three Bedrooms With Two Reception Spaces
- Driveway, Integral Garage And Utility Room
- Council Tax Band C

£365,000



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DESCRIPTION

Situated in a quiet cul-de-sac in the highly sought-after suburb of Rawcliffe, this well-presented three-bedroom semi-detached home offers spacious and versatile family accommodation with excellent access to local amenities, reputable schools and transport links into York city centre. The area is popular for its proximity to Clifton Moor Retail Park, Rawcliffe Country Park and the Rawcliffe Bar Park & Ride, as well as strong primary and secondary school options.

The property opens into an inviting entrance hall leading to a bright, generously proportioned living room with a bay window. Beyond this is a separate dining room, ideal for entertaining, with dual sliding doors opening into a conservatory that provides a versatile year-round second reception space overlooking the rear garden.

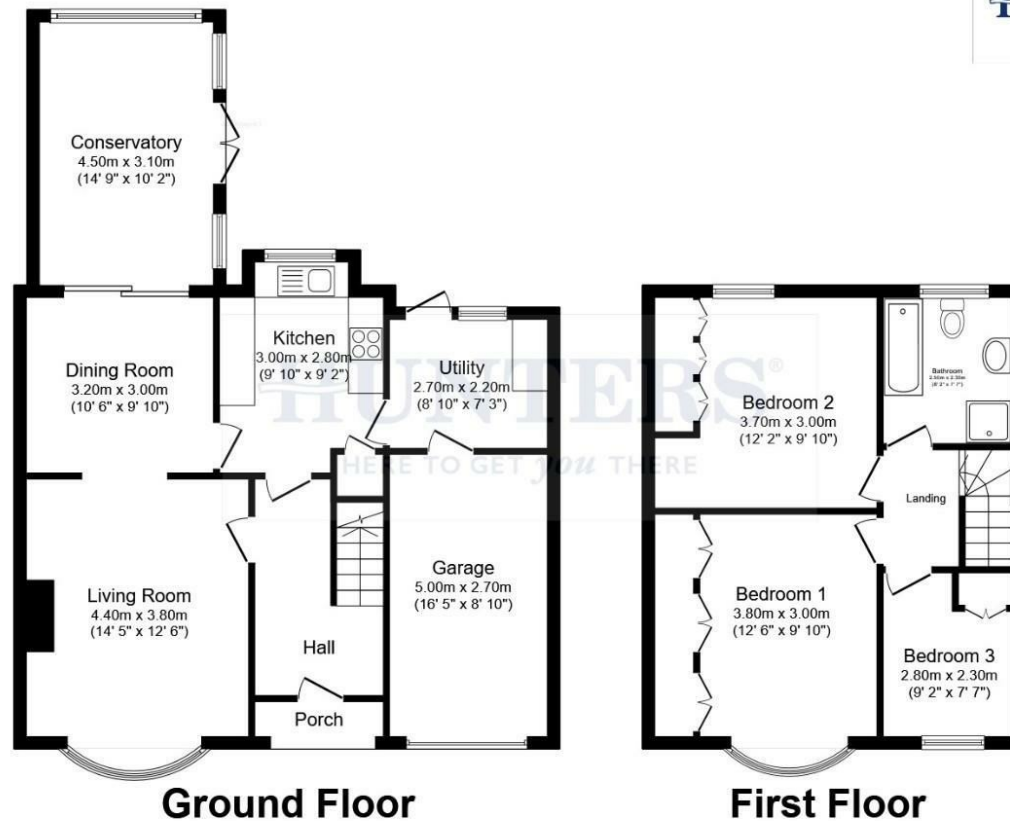
The modern fitted kitchen features contemporary units, integrated appliances and ample storage, with a window to the garden. A useful utility room offers additional practicality and internal access to the integral garage.

Upstairs are three well-proportioned bedrooms, including a spacious main with fitted wardrobes, a further double and a third ideal as a child's room, nursery or home office. A contemporary family bathroom includes both a bath and a separate shower enclosure.

Externally, the home benefits from a driveway, an attached garage and an enclosed rear garden with lawn, patio seating area and timber shed — a private, sunny space ideal for relaxing and entertaining. With excellent access to local shops, Rawcliffe Primary and Lakeside Primary, Vale of York Academy, regular bus routes and the A19/A1237 for commuting, this is a superbly located family home.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency 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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Total floor area 128.3 m² (1,381 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 propertybox.io

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.