



ROB LETTS

powered by
exp UK

Manor Park Road, York

Offers Over £425,000

5 1 2



Situated on the ever-popular Manor Park Road, this extended traditional semi-detached home offers impressive space, flexibility and a rear garden that truly sets it apart.

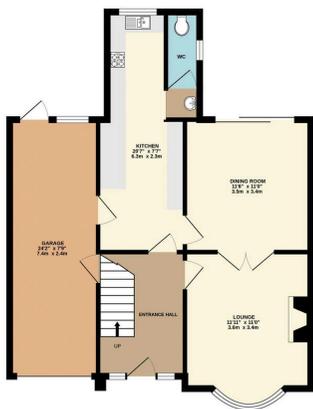
The property is well presented throughout and ready to move straight into, while still offering exciting potential for future enhancement. The ground floor includes a welcoming entrance hallway, a cosy front lounge with log-burning stove, and an extended kitchen overlooking the rear garden. A separate dining room sits to the rear with large sliding doors opening onto the patio. Subject to the usual planning and building regulations, there is clear scope to open the kitchen and dining room into one generous, garden-facing living kitchen – a layout many neighbouring homes have successfully created.

Upstairs, there are five bedrooms in total, including two within the extension and three original rooms, offering flexibility for family life or home working. A spacious wet-room style bathroom completes the accommodation.

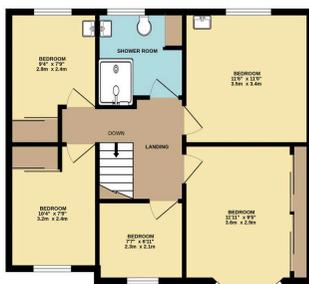
The rear garden is a standout feature – generous, private and beautifully proportioned – with a large patio leading onto a long lawned garden beyond. Off-street parking and garage included.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

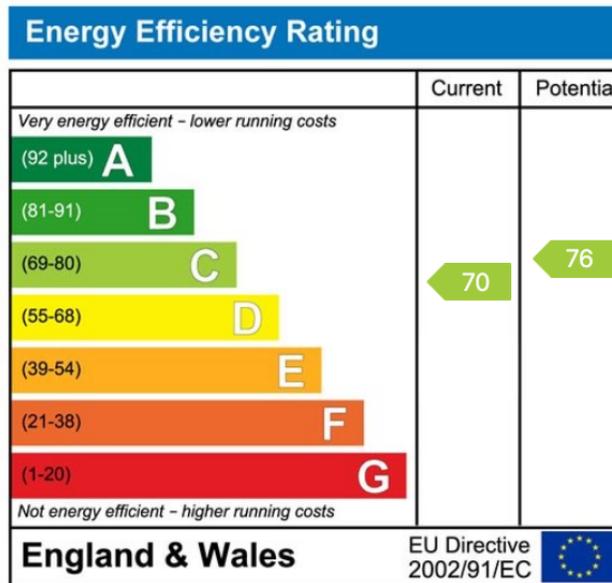


1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA - 1294 sq.ft. (120.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given.
Made with Merge3D 2020

- Extended traditional semi-detached home
- Popular and well-established York location
- Potential for a large open-plan living kitchen (STPP)
- Generous wet-room style bathroom
- Off-street parking and excellent transport links
- Five bedrooms in total (2 in the extension, 3 original)
- Cosy front lounge with log-burning stove
- Ground floor WC and internal garage access
- Exceptional rear garden with patio and long lawn
- When calling about this property, please quote - RL0918



ROB LETTS

POWERED BY
exp UK



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com