



HUDSON
MOODY

13 Manor Park Close, Rawcliffe, York YO30 5UZ

Situated on a quiet cul-de-sac in the popular area of Rawcliffe, is this traditional bay fronted and extended home. The property has been updated to a high standard throughout, offering spacious accommodation over 1,300sqft. The loft has been converted into a useable space to create an extra area (currently used as an office) benefiting from carpeted flooring and a radiator.

- Superbly Extended and Updated Traditional Home
- Conveniently Placed for City Centre and Outer Ring Road
- Spacious Living Room with Bay Window
- Extended 21ft Dining/Garden Room
- Combined Kitchen and Utility Area
- Ground Floor WC and Storage Area
- Five First Floor Bedrooms and House Bathroom
- Boarded Out Attic Room (Office/Hobby Room)
- Low Maintenance Garden
- Off Street Parking and Garage

Offers In Excess Of £450,000

Tenure: Freehold

Council Tax Band: C

13 Manor Park Drive
Approximate Gross Internal Area = 125.2 sq m / 1347 sq ft

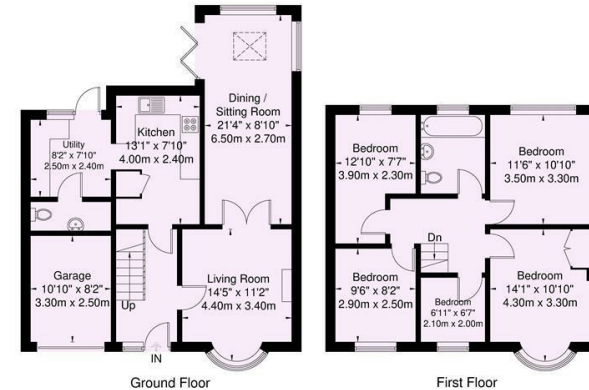


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





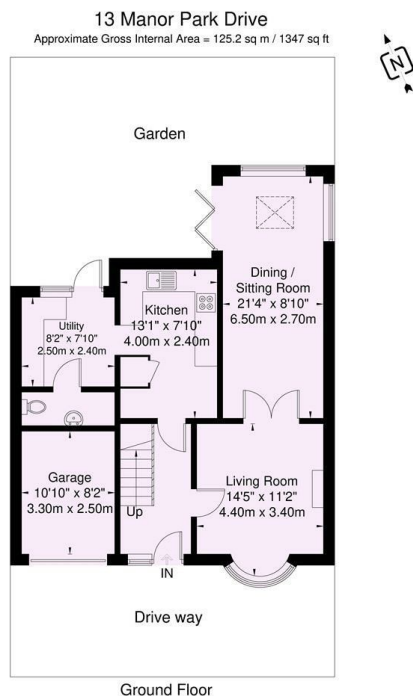


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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