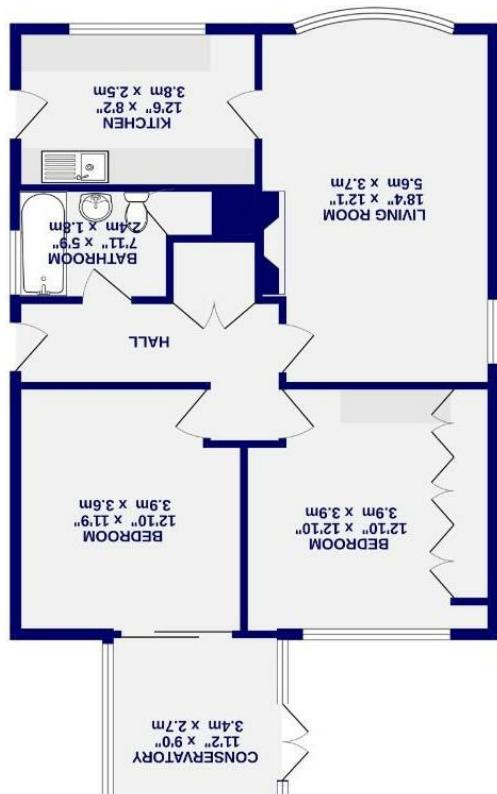


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a 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. Any measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements, measurements, floor plans or distances, appliances and nothing in these particulars relating to this property 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.

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GROUND FLOOR
858 sq ft. (79.7 sq.m.) approx.

Manor Way, Rawcliffe, York, YO30 5UH
Freehold
Council Tax Band - C
Detached Bungalow
Two Bedrooms
Conservatory
Quiet Cul-De-Sac Location
Potential For Extension (STPP)
Generous Rear Garden
No Onward Chain
Gas Central Heating
EPC TBA



Manor Way
Rawcliffe, York
YO30 5UH

Open To Offers £314,995

 2  1

This substantial detached bungalow is located in the popular village of Rawcliffe, positioned to the northwest of York city centre. The area is well known for its excellent commuter links via York railway station, the outer ring road, and the city centre. Benefiting from a range of local amenities, including shops, eateries, and bus connections to the city and train station, this property is expected to be popular among a variety of buyers.

A much loved home for many years, this property offers great potential for its next owners. The accommodation briefly comprises an entrance hall leading into a generous living room situated at the front of the property. With a large window overlooking the end of this quiet cul-de-sac, natural light floods this space throughout the day. Adjacent to the living room is the fitted kitchen, which offers a range of wall and base units, providing ample storage and worktop space, along with side access to the driveway.

Set to the rear of the property are two double bedrooms. The master bedroom benefits from built-in storage, while the second bedroom provides access to the bright and airy conservatory. Completing the internal accommodation is a three-piece bathroom.

Occupying a generous plot, this property boasts an enviable rear garden featuring a combination of lawn, patio, and flower bed areas. Due to the size of the plot, there is excellent potential for a rear extension (subject to the necessary planning permissions). Driveway parking is available to the front and side of the property, leading to a single detached garage.

Sure to be popular on the open market and offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

