





# Manor Park Grove , York YO30 5UE

£400,000



Ashtons Estate Agents are delighted to offer this well-maintained four bedroom home to the market, located in the popular village of Rawcliffe, a sought-after suburb close to York city centre. The area is well regarded for its excellent commuter links via York Railway Station, the outer ring road, and easy access into the city. Rawcliffe also offers a range of local amenities, including the Ofsted-rated Good Vale of York Academy, along with well-loved local pubs and shops.

The traditional, bright entrance hallway leads to a spacious through living-dining room, bathed in natural light from the bay window to the front and the large rear window overlooking the garden. The kitchen is positioned off the entrance hall to the rear of the property and features a range of wall and base units, along with a separate pantry cupboard for additional storage.

To the first floor are three bedrooms, two generous doubles and a single room, ideal as an office or nursery, along with the house shower room and a separate WC. The second floor offers a further double bedroom and an additional bathroom.

Externally, the property benefits from a front garden, driveway and garage. To the rear is the garden and patio. A viewing is highly recommended to appreciate the location and all that the property offers.

Council Tax Band C





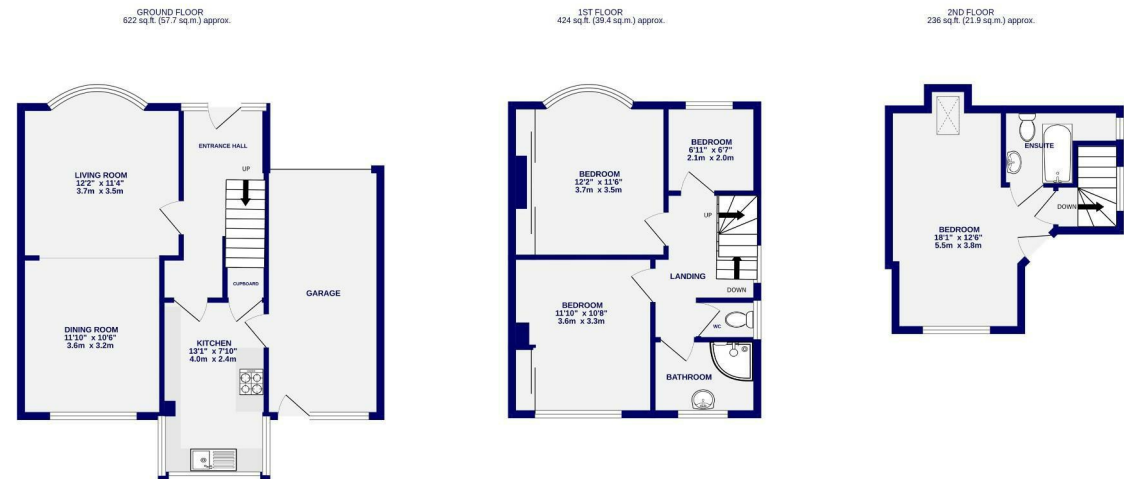


# Manor Park Grove , York YO30 5UE

Freehold  
Council Tax Band - C

- Semi Detached Home
- Four Bedrooms
- En-suite Loft Bedroom
- Open Living Dining Room
- Sought After Location
- Cul-De-Sac
- Family Home
- Garden & Patio Area
- Garage & Driveway
- EPC D

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**TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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 services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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