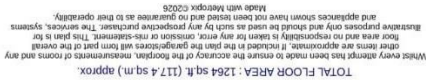


- Manor Lane
Rawcliffe, York
YO30 5TX



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£325,000

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Located in the popular residential area of Rawcliffe, to the north-west of York city centre, is this much-loved family home occupying a generous and distinctive plot. Offered with no onward chain, the property presents an excellent opportunity for a growing family and offers significant potential for extension or modernisation, subject to the relevant planning consents. Manor Lane is a well-regarded residential road, conveniently placed for local amenities, regular bus services and easy access to York via the nearby park and ride.

The internal accommodation begins with a welcoming entrance hall which provides access to two well-proportioned reception rooms. The front living room enjoys a large bay window overlooking the front aspect, creating a bright and comfortable space, while the rear reception room offers excellent flexibility as a dining or family room. To the rear of the hall is the fitted kitchen, featuring traditional wall and base units with ample storage and worktop space, and offering fantastic potential to open through into the dining room to create a larger open-plan living space.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage, along with a third bedroom ideal as a nursery or home office. The accommodation is completed by a family bathroom and a separate WC.

Externally, the property truly stands out. Accessed from the kitchen is a double garage which has been extended by the current owners, providing excellent storage, scope for further development and the addition of a ground floor WC. The gardens enjoy a favourable southerly aspect to the rear and wrap around three sides of the property, offering exceptional space and potential for extension, subject to planning. Predominantly laid to lawn, the gardens also feature hedge boundaries, a greenhouse and hard standing areas ideal for outdoor seating.

Council Tax Band C

