



16 Manor Lane,
York, North Yorkshire YO30 5TX

Guide Price £320,000


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Bishops Personal Agents offer for sale an immaculately presented three bedroom semi-detached family home, offering the best in city suburb living, located on a corner plot just to the north/west of York in Rawcliffe, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. This superb property has been cherished by the current owners and is superbly presented, in one of York's most popular locations is ideal for couples and families, this family home will be very popular. Another great thing about this house is that there is still further potential to add your own stamp and style and convert the attic space. The ground floor accommodation comprises; Entrance hallway with a staircase to the first floor. Doors lead to the reception rooms, where we find the front a bay fronted living room with a feature cast iron fireplace, to the rear the fitted kitchen with a range of modern units, which in turn opens to the dining room, with French doors leading to the garden. From the first floor landing are three well proportioned bedrooms and a contemporary bathroom. Externally to the front hedged gardens and a paved driveway providing ample off street parking leading the garage, with the added bonus of a utility room. To the rear we find gated access leading to the fenced and hedged garden, with a paved patio area, perfect for outside entertaining. Please do arrange to view this excellent property as soon as possible, not to miss out!

Manor Lane is a popular address located in the suburb of Rawcliffe, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield



Entrance Hall

Front upvc entrance door and double glazed windows, dado rail, ceiling coving, understairs storage and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

14' 4" x 12' 3" (4.37m x 3.73m) Into bay
Double glazed bay window to front aspect with blinds, feature cast iron fireplace, ceiling coving, tv point* and radiator*.

Kitchen

11' 2" x 7' 7" (3.40m x 2.31m)
Fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset steel drainer sink with mixer taps, integral appliances include electric ovens*, 5 x gas hobs*, extractor fan*, microwave*, wall mounted boiler*, double glazed windows to rear aspect and upvc door leading to the side. Opening to....

Dining Room

12' 7" x 11' 4" (3.83m x 3.45m)
Double glazed French doors to rear aspect, storage cupboard and radiator*.



First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

14' 6" x 11' 5" (4.42m x 3.48m) Into bay
Double glazed bay windows to front aspect, ceiling coving and upright radiator*.

Bedroom 2

12' 8" x 11' 4" (3.86m x 3.45m)
Double glazed windows to rear aspect and radiator*.

Bedroom 3

7' 7" x 6' 11" (2.31m x 2.11m)
Double glazed windows to front aspect and radiator*.

Bathroom

8' 11" x 6' 11" (2.72m x 2.11m)
Modern suite in white comprising; Walk in shower cubicle with mains shower*, bath with mixer taps, wash hand basin with mixer taps, low level wc, double glazed window to rear aspect and heated rail*.



Garage

17' 4" x 9' 10" (5.28m x 2.99m)
Up and over door, power and lighting. Door leading to...

Utility room

9' 5" x 5' 9" (2.87m x 1.75m)
Double glazed windows to rear aspect, wall and base units, plumbing for a washing machine*, wall mounted boiler* and upvc door leading to the garden.

Outside

To the front of the property, we find a paved driveway providing ample off street parking leading the garage. To the front is a gated lawned garden. To the side is gated access to the rear where we find a fenced and hedged garden with a patio area, perfect for outside entertaining.



Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Talk Talk.

Broadband speed: 1000 mbps.

Water supplier: Yorkshire Water.

Gas supplier: Scottish Power.

Electricity supplier: Scottish Power.





Energy performance certificate (EPC)

16 Manor Lane YORK YO30 5TX	Energy rating C	Valid until: 22 January 2034
		Certificate number: 0320-2592-9390-2024-4415

Property type	Semi-detached house
Total floor area	94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2592-9390-2024-4415>

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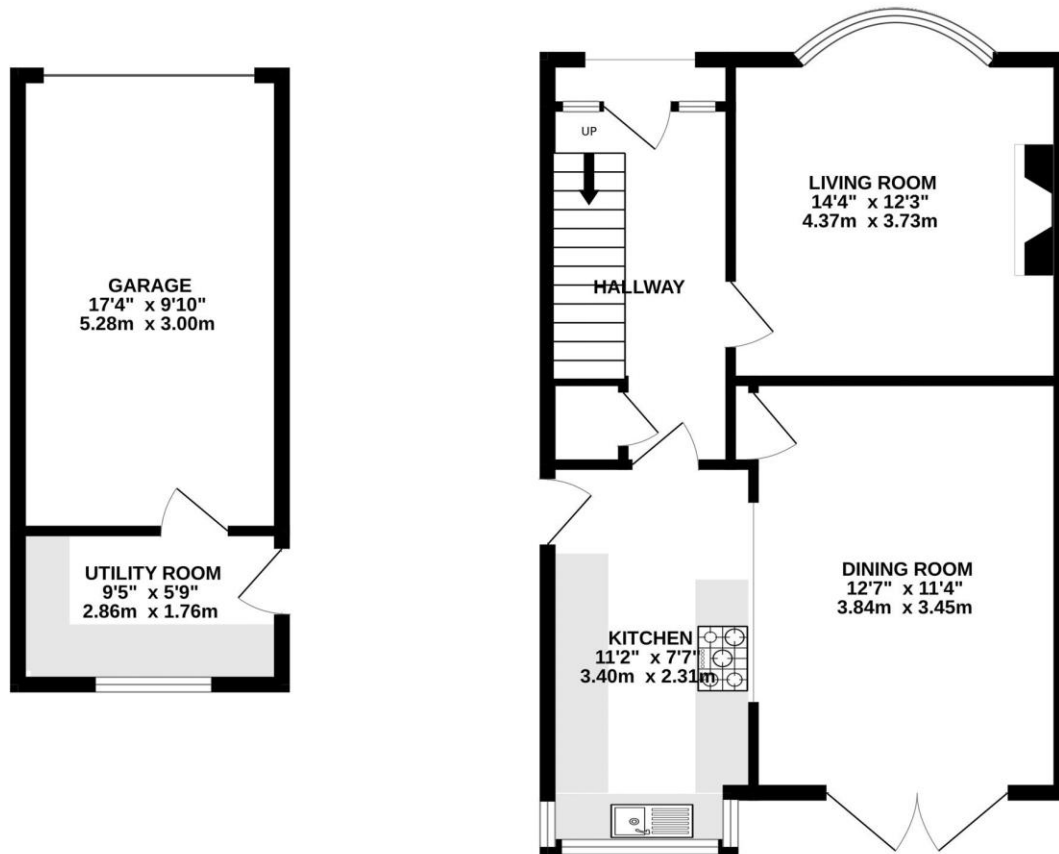
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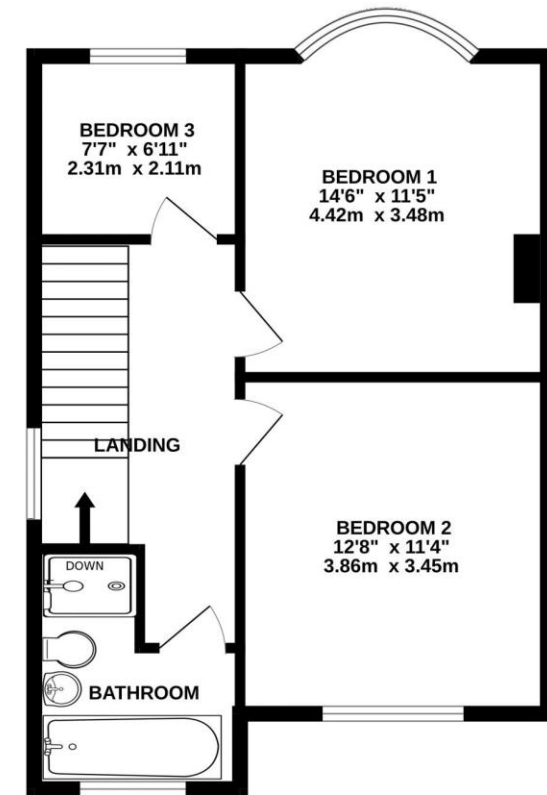
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GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.