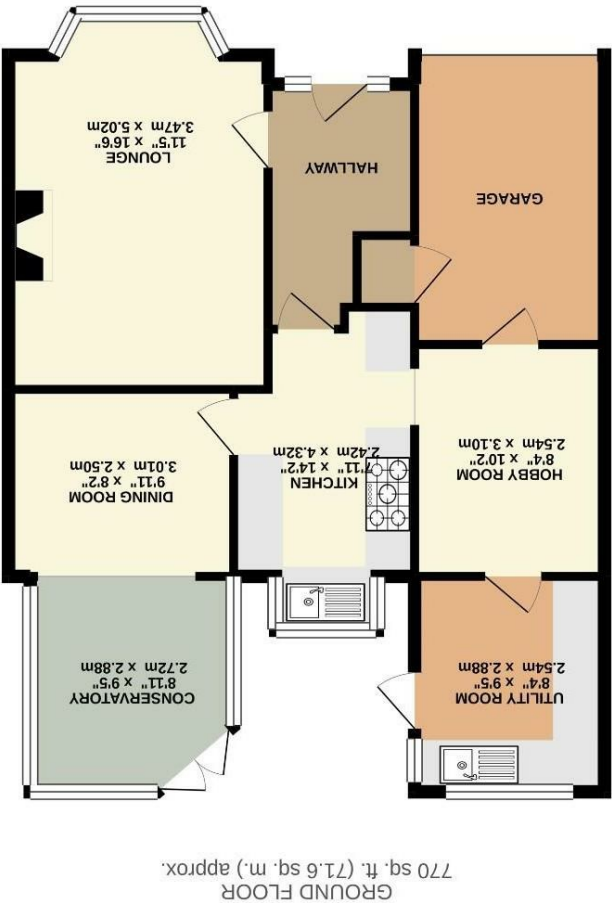
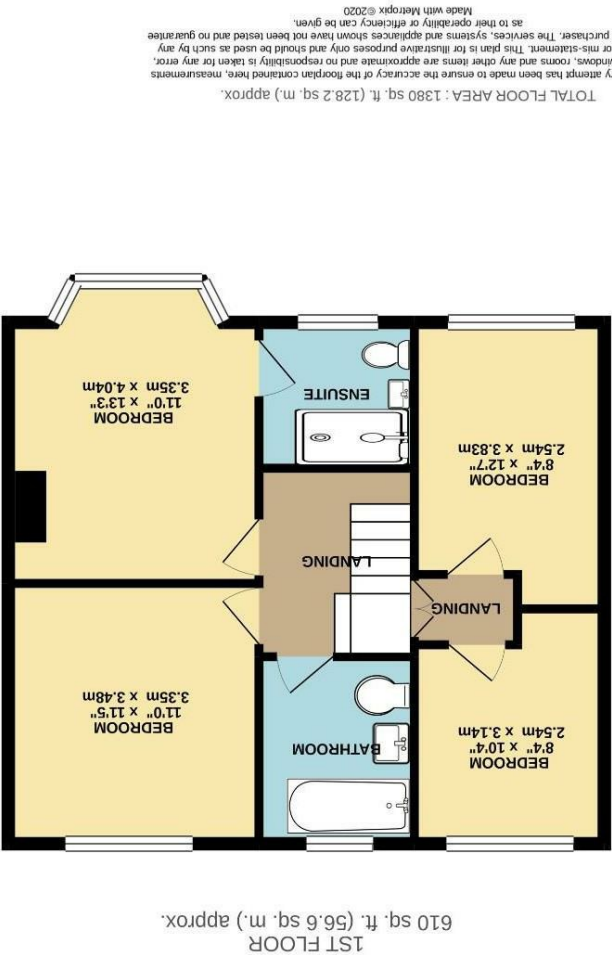


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	68
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	79
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	67
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	Potential	78



21 Manor Park Close, York
£325,000



Ashtons



Description

This well maintained four-bedroom semi detached home, is located to the North of York in a quiet cul-de-sac. The property is well presented throughout offering spacious and flexible accommodation, whilst still offering further potential to extend and for a buyer to put their own stamp on the property.

The internal accommodation comprises an entrance hall, a living room featuring a log burner, a dining room opening into a conservatory allowing light to flood through. The kitchen boasts an array of wall and base units, and space for appliances. To finish the ground floor accommodation is a play room leading to the utility room.

To the first floor are four well proportioned bedrooms and a modern house bathroom. The master bedrooms boasts a luxury ensuite, and modern fitted wardrobes.

Externally is an enclosed rear garden with a patio area, lawn and fenced boundaries. To the front is a large driveway for several cars leading up to the garage, and front lawn.

In summary, a spacious family home in an extremely sought-after location, set on a good sized plot. Viewing is highly recommended.