



HUDSON
MOODY

18 Manor Way, York YO30 5UH

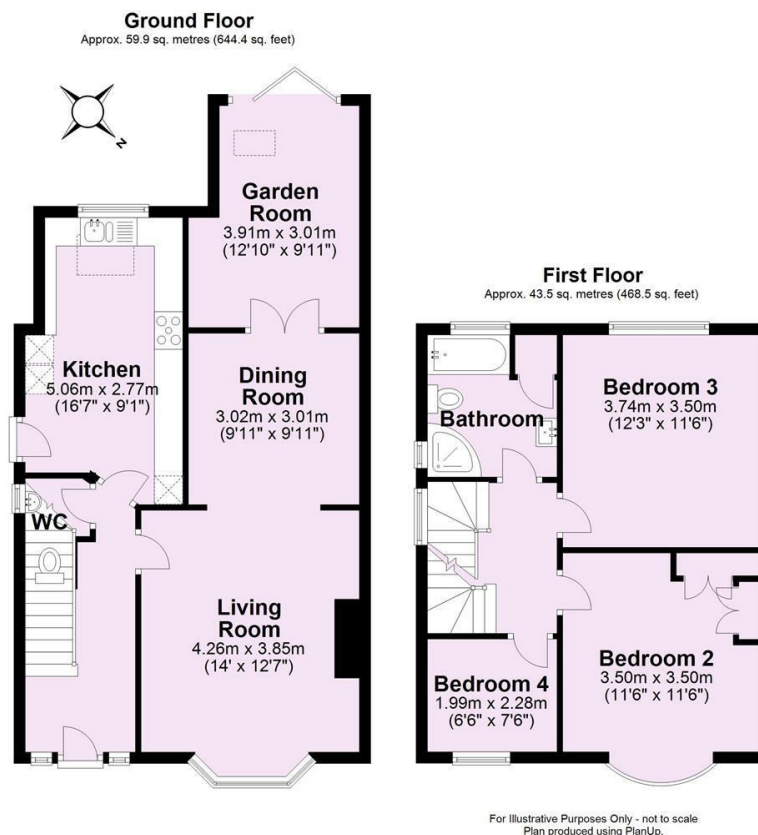
A beautifully presented and **EXTENDED, SEMI-DETACHED HOUSE**, situated in a cul-de-sac location in the popular **RAWCLIFFE** area of York.

- Extended Semi-Detached Family House
- Renovated to a High Standard Throughout
- Living through Dining Room
- Garden Room
- Superb Kitchen with Bosch Appliances
- Two First Floor Double Bedrooms
- Single Bedroom and House Bathroom
- Second Floor En-Suite Master Bedroom
- Landscaped South West Facing Rear Garden with Pond
- Single Garage and Ample Off Street Parking

Offers Over £400,000

Tenure: Freehold

Council Tax Band: D







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

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as '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. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority 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.

**HUDSON
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