



160 Manor Drive North
York, YO26 5RZ
Offers Over £425,000

3 1 2 E

ABSOLUTLEY STUNNING FAMILY HOME!
QUIET RESIDENTIAL LOCATION!
CATCHMENT FOR WELL REGARDED SCHOOLS! We as Agents are delighted to have the pleasure to offer to the market this fabulous 3 bedroom detached home in a highly desirable location, close to an array of local amenities, a short walk into the city centre and easy access to the by-pass as well as being close to well regarded schools. The property has been refurbished to a high standard by the current owners and the stylish living accommodation briefly comprises entrance vestibule, entrance hall with parquet flooring, living room with uPVC bay window to front offering plenty of natural light, stunning dining kitchen with vaulted ceiling and log burner, modern newly fitted kitchen with full range of integral Neff appliances and silestone quartz worktops, handy utility room, ground floor WC, first floor galleried landing with access to the boarded loft, two double bedrooms both with original striped floorboards as well as a single bedroom and family bathroom. Externally the property boasts a non-overlooked lawned rear garden with well established trees and a York stone patio whilst to the front is a driveway giving off street parking and leading to the integral garage as well as a pretty front garden. An early viewing on what always proves to be a popular street is highly recommended.

Entrance Vestibule

Original entrance door, storage cupboard, traditional radiator. Parquet flooring. Doors leading to;

Lounge

11'7 x 13'1 (3.53m x 3.99m)
uPVC double glazed curved bay window to front, ceiling coving, feature open fire, traditional curved radiator, TV point, power points. Parquet flooring.





Living/Dining Kitchen

24'1 x 21'0 (7.34m x 6.40m)

Vaulted ceiling, uPVC double glazed bi-fold doors on to garden, feature log burner with tiled surround, two vertical traditional radiators, power points, ceiling spotlights. Kitchen comprising modern fitted units with silestone work surfaces, integrated microwave and double oven, 5 ring gas hob with extractor over, dishwasher, fridge freezer. Parquet flooring.

Utility Room/WC

Plumbing for washing machine, power points, wall mounted boiler, low level WC. Access to integrated garage. Tiled flooring.

First Floor Landing

Access to fully boarded and insulated loft space via drop down ladder, uPVC double glazed window to side. Original floorboards. Doors leading to to;

Bedroom 1

13'1 x 11'10 (3.99m x 3.61m)

uPVC double glazed curved bay window to front, ceiling coving, traditional radiator, power points. Original floorboards.

Bedroom 2

10'10 x 12'10 (3.30m x 3.91m)

uPVC double glazed window to rear, ceiling coving, traditional radiator, power points. Original floorboards.

Bedroom 3

6'11 x 6'3 (2.11m x 1.91m)

uPVC double glazed window to front, ceiling coving, traditional radiator, power points. Carpet.

Bathroom

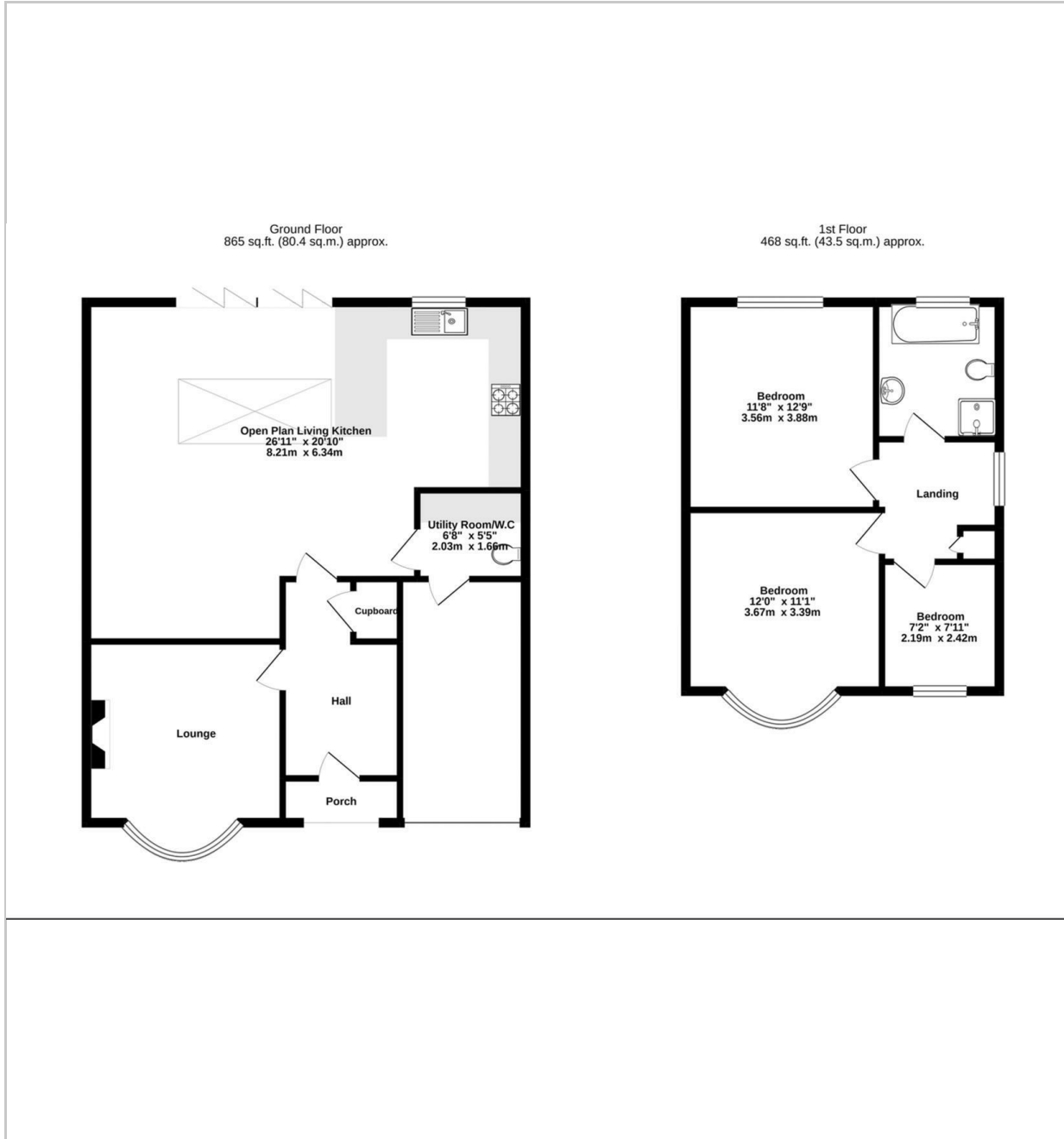
Stunning bathroom comprising chrome and mother of pearl fittings, panelled bath, walk in shower cubicle, traditional WC and traditional pedestal wash hand basin, part tiled walls. Tiled flooring.

Outside

Non-overlooked lawned rear garden with well established trees and a York stone patio whilst to the front is a driveway giving off street parking and leading to an integral garage.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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