



**Blacks**  
PROPERTY CONSULTANTS

**82 MANOR DRIVE NORTH,  
YORK. YO26 5RY**

AN IMMACULATELY PRESENTED AND EXTENDED FIVE BEDROOM, THREE RECEPTION ROOM, TRADITIONAL SEMI-DETACHED HOUSE PROVIDING SPACIOUS FAMILY ACCOMMODATION WITH AN ATTRACTIVE ESTABLISHED LANDSCAPED REAR GARDEN. THE PROPERTY HAS BEEN IMPROVED BY THE PRESENT OWNER WITH A COMPREHENSIVE RANGE OF CONTEMPORARY FITTINGS INCLUDING LUXURY FITTED KITCHEN WITH GRANITE WORK SURFACES, HOUSE BATHROOM WITH SEPARATE SHOWER AND EN-SUITE TO THE MASTER BEDROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION PROVIDED AND THE PRESENTATION OF THE HOUSE. SITUATED IN A POPULAR AREA CONVENIENT FOR LOCAL AMENITIES, 1½ MILES FROM THE YORK RAILWAY STATION, 1¾ MILES FROM THE CITY CENTRE AND 1½ MILES FROM THE YORK OUTER RING ROAD. (DISTANCES APPROXIMATE).

### SUMMARY OR PRINCIPAL ACCOMMODATION

\*ENTRANCE HALL WITH CLOAKS & W.C. \* DRAWING ROOM \* DINING ROOM \* BREAKFAST ROOM \* LUXURY FITTED KITCHEN \* GARDEN ROOM \*  
\* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* FOUR FURTHER BEDROOMS \* HOUSE BATHROOM WITH SEPARATE SHOWER \*  
\* GAS HEATING \* UPVC DOUBLE GLAZED WINDOWS \* INTEGRAL GARAGE \* MATURE GARDEN \*

## GUIDE PRICE: £325,000

### GROUND FLOOR

Arch top entrance porch with two uPVC leaded light double glazed side panels and uPVC door with double glazed leaded light panel opening to -

### ENTRANCE HALL:

Single panel radiator, Amtico flooring, ceiling cornice, under stairs cupboard and under stairs **CLOAKS** with W.C., corner wash basin and Amtico flooring.

### DRAWING ROOM:



14' 2" (4.32m) into recess x 14' 4" (4.37m) into uPVC leaded light double glazed circular bay window. Double panel

radiator, Adam style surround fireplace with marble interior, hearth and coal effect gas fire, point for two wall lights, ceiling cornice and open to -

### DINING ROOM:

15' 3" (4.65m) into uPVC double glazed window x 10' 11" (3.33m). Double panel radiator and ceiling coving.

### BREAKFAST ROOM:

9' 6" (2.9m) x 8' 8" (2.64m). uPVC double glazed window, double panel radiator, Amtico flooring and opening to -

### KITCHEN:



19' 1" (5.82m) x 8' 3" (2.51m) reducing to 6' 8" (2.03m).

Extensive range of wall and base units with granite work surfaces, soft closing doors and drawers, integrated fridge, freezer, four plate Bosch ceramic hob with stainless steel hood above and built under Bosh electric double oven with grill and fan assisted oven. Separate matching base unit with inset stainless steel sink with mixer tap and integrated dish washer. Marble tiled floor, uPVC double glazed window and uPVC door with double glazed leaded light panel leading to rear garden.

### GARDEN ROOM:

15' 5" (4.7m) into uPVC double glazed window x 8' 2" (2.49m). Double panel radiator, laminate flooring, timber surround period style fireplace with conglomerate interior, hearth and electric fire. uPVC double glazed French doors opening to patio.

From the Entrance Hall, a turning staircase with painted squared spindle balustrade with matching a hand rail rises to -

### FIRST FLOOR

### LANDING:

Louver door lined cupboard.

### MASTER BEDROOM (FRONT):

14' 3" (4.34m) into uPVC double glazed leaded light circular bay window x 11' 3" (3.43m) plus fitted wardrobes. Single panel radiator.

### EN-SUITE SHOWER ROOM:

Corner shower with curved doors, tiled walls and fitted shower. Pedestal wash basin, low level W.C., ladder radiator/towel rail, tiled walls recessed ceiling lights and ceramic tiled floor.

### BEDROOM 2 (REAR):

**19' 9" (6.02m) into uPVC double glazed bay window x 9' 3" (2.82m) plus recessed wardrobes.** Dressing table, corner wash basin and single panel radiator.

### BEDROOM 3 (REAR):

**9' 6" (2.9m) x 8' 8" (2.64m).** uPVC double glazed window, corner wash basin and single panel radiator.

### BEDROOM 4 (FRONT):

**11' 0" (3.35m) x 6' 9" (2.06m).** uPVC double glazed bow window, single panel radiator and laminate flooring.

### HOUSE BATHROOM:

With white suite of free standing bath with chrome mixer tap and hand held shower attachment, low level W.C., vanity unit with wash basin, mono block mixer tap and cupboards below. Separate shower in tiled recess with curved pivoting door and fitted shower. Ladder radiator/towel rail, ceramic tiled floor, tiled walls and uPVC double glazed window.

From the landing an enclosed staircase with radiator leads to -

### BEDROOM 5:



**21' 9" (6.63m) (to include staircase) X 9' 4" (2.84m) (measured at 5ft. height) plus under eaves space.**

Four under eaves storage cupboards, two Velux roof lights and laminate flooring.

### OUTSIDE:

To the front of the property is a concrete drive with vehicle parking and leading to **INTEGRAL GARAGE** with light, power, plumbing for washer and wall mounted gas fired combination central heating boiler. In our opinion, the enclosed rear garden provides considerable privacy with established boundaries and to the rear, mature trees. It comprises a raised flagged patio area with flower bed beyond, lawn, timber summer house and flagged area to the side. An attractive archway of honeysuckle and clematis leads to a further area of lawn with mature shrubs and large decked area enclosed with turned spindles and matching hand. The garden tool store is included.

### FLOOR PLANS:



This floor layout is for illustration purposes only. It is not to scale and should not be relied upon for the taking of measurements.

### GENERAL INFORMATION

#### LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

#### COUNCIL TAX:

An inspection of the Valuation Office website on 5<sup>th</sup> July 2010 revealed a Band 'D' assessment.

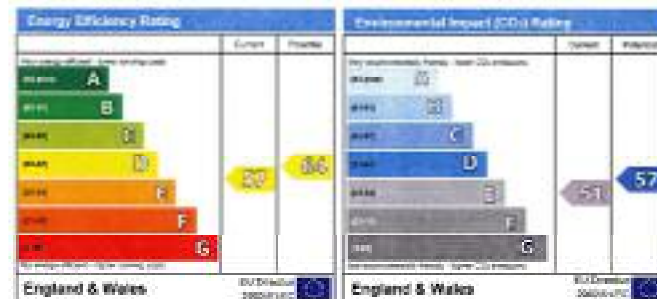
### VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

### DIRECTIONS:

Leave the York Outer Ring Road A1237 at the junction with the A59 on to Boroughbridge Road and head towards the City Centre. After approximately xx miles turn right into Manor Drive North where the property is situated on the right hand side.

### ENERGY PERFORMANCE GRAPHS:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sup>2</sup>) emission. The higher the rating, the less impact it has on the environment.

### IMPORTANT NOTICE:

These particulars which were prepared on 5<sup>th</sup> July 2010 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.



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