

Ground Floor Building 1

Dee Atkinson Harrison

Approximate total area¹⁾
456.67 sq ft
42.43 m²

1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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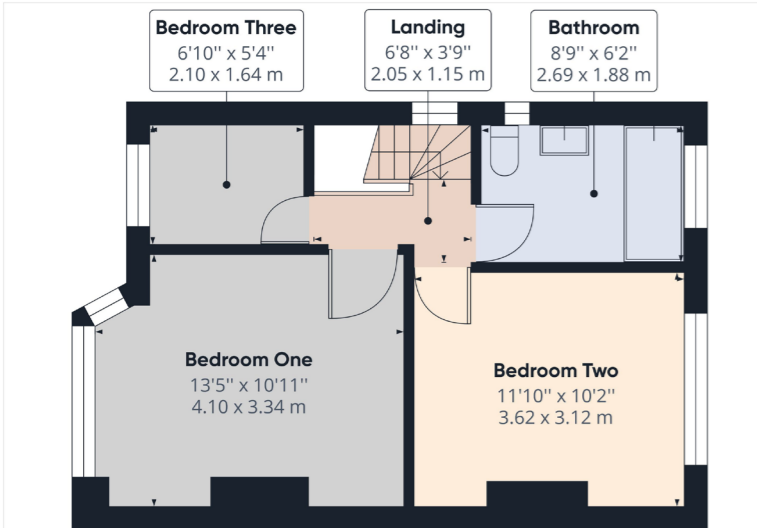
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Approximate total area¹⁾
368.45 sq ft
34.23 m²

1) Excluding balconies and terraces

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Floor 1 Building 1



Asking Price
£195,000

15 Manorfield Avenue,
Driffield, YO25 5HP

SERVICES
Understood to all be connected to mains.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



15 Manorfield Avenue, Driffield, YO25 5HP

DESCRIPTION

15 Manorfield Avenue is a traditional three bedroom semi-detached house located a short distance from town and all local schools in the area. The property boasts two good size reception rooms and garden. Having been extended in the past to create additional space to the ground floor, this would be perfect for any first time buyer wanted to get stuck into putting their own stamp on a new home. The property briefly comprises:- entrance hall, lounge, extended dining area, kitchen, first floor landing with three bathrooms, family bathroom, front and rear garden, detached single garage and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, windows to the side aspect, stairs leading to the first floor, fitted carpets, radiator, telephone point and power points.

LOUNGE- 12'9 (3.91m) x 9'9 (2.98m)

Large bay window to the front aspect, picture rail, electric log burner with mantle beam, fitted carpets, radiator and power points.

KITCHEN- 13'1 (4.01m) x 6'2 (1.89m)

Door to the side aspect, window to the rear aspect, wall mounted gas boiler, fully tiled walls, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, electric hob, electric oven, extractor hood, fitted carpets, radiator and power points.

DINING ROOM- 15'11 (4.86m) x 9'0 (2.75m)

Extended dining area with french doors and windows to the rear, gas fireplace with marble hearth and wooden surround, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING

Window to the side aspect, picture rail, fitted carpets and power points.

BEDROOM ONE- 13'5 (4.10m) x 10'11 (3.34m)

Large window to the front aspect, picture rail, fitted carpets, radiator and power points.

BEDROOM TWO- 11'10 (3.62m) x 10'2 (3.12m)

Window to the rear aspect, picture rail, fitted carpets, radiator and power points.

BEDROOM THREE- 6'10 (2.10m) x 5'4 (1.64m)

Window to the front aspect, picture rail, fitted carpets, radiator and power points.

BATHROOM- 8'9 (2.69m) x 6'2 (1.88m)

Opaque window to the rear and side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and mixer taps, tiled flooring and radiator.

GARDEN

Nicely sized garden north-east facing garden which is mainly laid to lawn, patio area with footpath, planted flower and shrub borders, two storage sheds, summer house, gated side access to the front.

GARAGE- 16'3 (4.96m) x 8'2 (2.50m)

Double doors to the front aspect, window to the side aspect, power and lighting.

PARKING

Off street parking for two cars.

