



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



**Offers In Region Of £315,000**

**3 Manorfield Road, Driffield, YO25 5JE**

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric.

**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 'C'.

**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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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 5'6 (1.68m) x 14'7 (4.47m)**  
Stepping into a spacious entrance with composite door and window to the front aspect, stairs leading to the first floor landing, dado rail, understairs cupboards, oak flooring, radiator, telephone point and power points.

**LOUNGE- 11'11 (3.65m) x 11'3 (3.44m)**  
Large bay window to the front aspect, coving, built in cupboards and shelving, cast iron open fireplace with wooden surround and stone hearth, fitted carpets, radiator, TV point and power points.

**CLOAKROOM- 6'3 (1.92m) x 3'0 (0.92m)**  
Inset spotlights, partially panelled, low flush WC, sink with pedestal and tiled splash back, tiled flooring, underfloor heating and extractor fan.

**OPEN PLAN LIVING/DINING/KITCHEN AREA- 17'1 (5.23m) x 28'7 (8.73m)**

The most stunning part of the property is this modern and cottage feel open plan space which has been kept in impeccable condition. Firstly stepping into the living area which has coving, multi-fuel burning stove with exposed brick surround, wooden mantle piece and stone hearth, tiled flooring with underfloor heating, TV point and power points. Following on from this is the dining/kitchen which benefits from Bi-Folding doors to the rear aspect, window to the side aspect, velux windows, inset spotlights, vaulted ceiling with exposed beams, partially panelled walls, splash back, a range of wall and base units with tongue and groove finish, island with breakfast bar and additional base units and drawers, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher and washing machine, Rangemaster oven, extractor hood, tiled flooring with underfloor heating and power points.

**FIRST FLOOR LANDING- 3'3 (0.99m) x 7'8 (2.34m)**  
Window to the side aspect, coving, dado rail, fitted carpets and power points.

**BEDROOM ONE- 9'2 (2.80m) x 13'11 (4.26m)**  
Spacious double bedroom with bay window to

the front aspect, coving, built in cupboards/wardrobes, fitted carpets, radiator and power points.

**BEDROOM TWO- 9'9 (2.98m) x 12'4 (3.77m)**  
Another double bedroom with window to the rear aspect, coving, built in cupboards/wardrobes, fitted carpets, radiator and power points.

**BEDROOM THREE- 7'5 (2.27m) x 8'9 (2.68m)**  
Window to the rear aspect, coving, partially panelled walls, fitted carpets, radiator and power points.

**BATHROOM- 8'5 (2.59m) x 6'7 (2.02m)**  
Modern but traditional family bathroom with opaque window to the front aspect, inset spotlights, coving, partially panelled walls, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

**GARDEN**  
Standing on a good size plot the garden is North facing which is mainly laid with lawn, two separate patio areas, one to the immediate rear of the house and one at the bottom of the garden. The patio area to the bottom benefits from being partially gravelled with pergola, built in barbeque area and additional seating space. There is a summer house, planted flowers and shrubs, timber fencing and gated side access.

**DOUBLE GARAGE- 7'10 (2.41m) x 18'9 (5.74m)**  
The garage is split into two sections. One side measuring 9'9 (2.97m) x 10'5 (3.20m)/9'8 (2.96m) x 7'0 (2.15m) which is insulated and represents a utility space. There is door and window to the side aspect, a range of wall and base units, plumbing for washing machine, laminated flooring, wall mounted electric radiator and power points. The other half of the garage has a up and over door with power and lighting.

**PARKING**  
Ample off street parking for multiple cars. There is also space for caravan/motorhome.

# 3 Manorfield Road, Driffield, YO25 5JE

**DESCRIPTION**

3 Manorfield Road is a traditional three bedroom semi-detached property which is brought to the market in impeccable condition. It perfectly blends classic elegance with contemporary comforts throughout and is the ideal space for buyer. Flooded with natural light, the modern day open plan living creates a warm and inviting atmosphere and is complimented by the neutral decor. Boasting spacious accommodation internally, externally does not disappoint either. In person viewings are highly recommended. The property briefly comprises:- entrance hall, lounge, cloakroom, open plan large kitchen/diner/living area, first floor landing with three bedrooms, family bathroom, rear garden, double garage and ample 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.

