



(1) Excluding balconies and terraces

GIRAFFE360



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

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

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



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





# 12 Manor Close, Drifffield, YO25 5LT

## DESCRIPTION

Brought to the market with no onward chain, 12 Manor Close is a immaculate and modern two bedroom semi-detached bungalow. Benfitting from a new kitchen and neutral decor throughout, this spacious home has a well-balanced layout and low maintence private gardens. Located in a desirable neighbourhood, it is also just a short walk from the local town centre.

The property briefly comprises:- entrance hall, kitchen/ breakfast area, lounge, two double bedrooms, shower room, rear garden, detached garage and off street parking.

## LOCATION

Drifffield 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- 3'2 (0.98m) x 11'5 (3.50m)**

Door to the side aspect, coving, built in cupboard housing the gas boiler, dado rail, laminated flooring, radiator and power points.

**KITCHEN/BREAKFAST AREA- 9'10 (3.02m) x 15'0 (4.59m)**

Large bay window to the front aspect with additional window to the side, coving, splash back, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, eye-level built in double oven, electric hob, extractor fan, laminated flooring, radiator and power points.

**LOUNGE- 11'9 (3.59m) x 13'11 (4.25m)**

Window to the front aspect, coving, electric fireplace with marble hearth and wooden surround, fitted carpets, radiator, TV point and power points.

**BEDROOM ONE- 11'10 (3.61m) x 12'5 (3.81m)**

Door and window to the rear aspect leading out to the garden, coving, built in wardrobes and cupboards, fitted carpets, radiator and power points.

**BEDROOM TWO- 9'10 (3.00m) x 8'4 (2.56m)**

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

**SHOWER ROOM- 6'3 (1.92m) x 6'10 (2.08m)**

Modern shower room with opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, large walk in shower cubicle, wall mounted mirror, tiled flooring, radiator and extractor fan.

## GARDEN

North facing garden which is presented in a lovely condition and easily maintained. It is mianly laid with gravel and paving, raised beds planted with flower and shrubs, timber built summer house, timber fencing and gated side access.

**GARAGE- 9'4 (2.85m) x 17'10 (5.44m)**

Single detached garage with up and over door, side pedestrian door, power and lighting.

## PARKING

Off street parking for two cars.