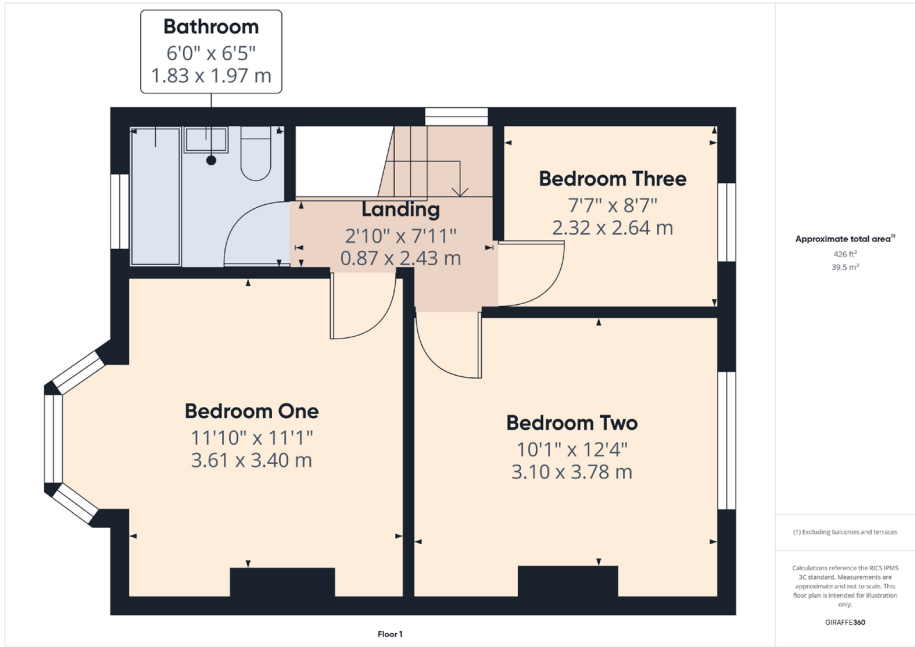
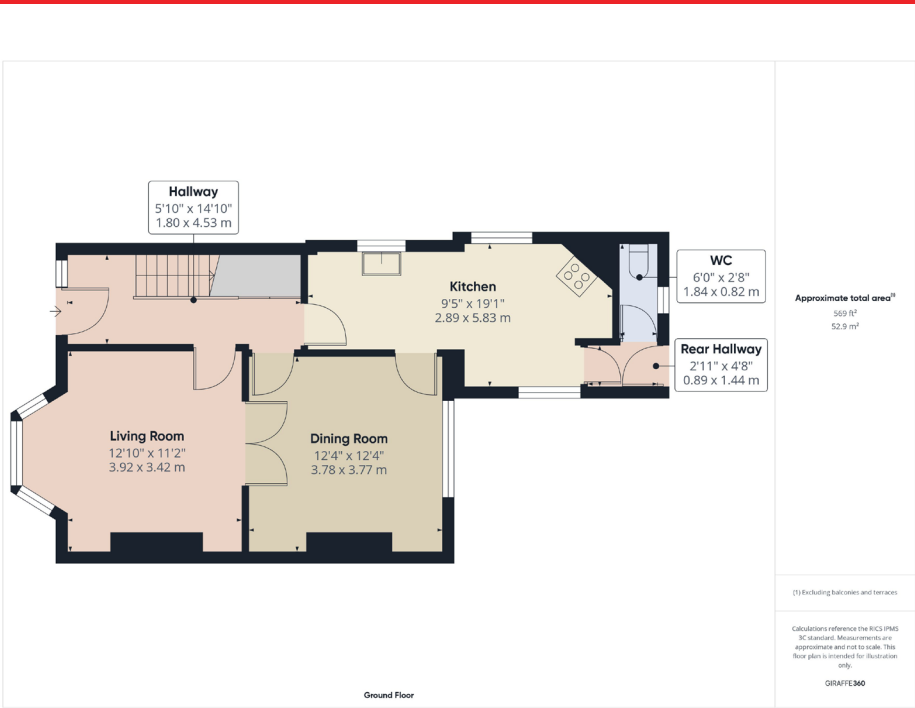




Guide Price
£230,000

15 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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



15 Manorfield Road, Driffield, YO25 5JE

DESCRIPTION
15 Manorfield Road is a three bedroom traditional semi-detached property close to the local town centre. Having been kept in good condition over the last 30 years by the current vendor, the property offers spacious accommodation both internally and externally with the potential and scope to extend (subject to planning permission) and create a beautiful family home. The property would suit a variety of potential buyers whether you are looking to downsize, upsize or want a property to be able to put your own stamp on it. The property briefly comprises:- entrance hall, lounge, dining room, kitchen, rear hallway, WC, first floor landing with three bedrooms, family bathroom, large rear garden 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- 5'10 (1.80m) x 14'10 (4.53m)
Door to the front aspect with flag window, stairs leading to the first floor landing with understairs cupboard housing the gas boiler, fitted carpets, radiator and power points.

LOUNGE- 12'10 (3.92m) x 11'2 (3.42m)
Bay window to the front aspect, gas fireplace with stone surround, fitted carpets, radiator, TV point and power points.

DINING ROOM- 12'4 (3.78m) x 12'4 (3.77m)
Window to the rear aspect, picture rail, built in cupboards, fitted carpets, radiator and power points.

KITCHEN- 9'5 (2.89m) x 19'1 (5.83m)
Window to both side aspects, tiled splash back, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge/freezer, plumbing for washing machine, oven with gas hob, extractor hood, vinyl flooring, radiator and power points.

REAR HALLWAY- 2'11 (0.89m) x 4'8 (1.44m)
Door to the rear aspect and window to the side aspect and vinyl flooring.

WC- 6'0 (1.84m) x 2'8 (0.82m)
Opaque window to the rear aspect, partially tiled walls, wall mounted cuboard, low flush WC and vinyl flooring.

FIRST FLOOR LANDING- 2'10 (0.87m) x 7'11 (2.43m)
Opaque window to the side aspect and fitted

carpets. There is also access to the loft.

BEDROOM ONE- 11'10 (3.61m) x 11'1 (3.40m)
Bay window to the front aspect, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 10'1 (3.10m) x 12'4 (3.74m)
Window to the rear aspect, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 7'7 (2.32m) x 8'7 (2.64m)
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'0 (1.83m) x 6'5 (1.97m)
Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, vinyl flooring, radiator and extractor fan.

GARDEN
North facing garden which is a great size and is mainly laid with lawn, block paved area, additional seating area to the rear with block paving and gravel, garden shed, planted flowers, shrubs and trees and timber fencing.

PARKING
Ample off street parking to the front of the property for three cars.