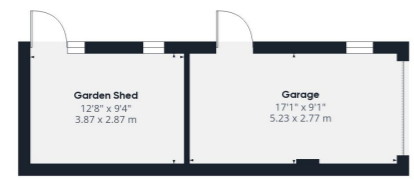


Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1014.5 ft²
94.25 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Guide Price
£220,000

1 Manor Close,
Driffield, YO25 5LT



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 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- 2'10 (0.89m) x 15'4 (4.68m)
 Door to the side aspect, fitted carpets, radiator and power points.

LOUNGE- 11'5 (3.50m) x 14'11 (4.57m)
 Sliding doors to the rear aspect, coving, electric fireplace with tile and wooden surround, fitted carpets, radiator, telephone point, TV point and power points.

KITCHEN/DINING AREA- 12'0 (3.67m) x 10'9 (3.30m)
 Door and window to the rear aspect, inset spotlights, tiled splash back, a range of wall and base units with drawers, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, eye-level double oven, gas hob with tiled splash back, extractor hood, vinyl flooring, radiator and power points.

CONSERVATORY- 10'2 (3.10m) x 9'8 (2.96m)
 French doors to the side aspect, windows to all three sides, laminated style flooring, radiator and power points.

BEDROOM ONE- 10'5 (3.18m) x 12'7 (3.85m)
 Spacious double bedroom with window to the front aspect, built in wardrobes, fitted carpets, radiator and power points.

WC- 4'2 (1.29m) x 4'5 (1.35m)
 Opaque window to the front aspect, built in

shelving, fully tiled walls, low flush WC, sink with pedestal, vinyl flooring and radiator.

BEDROOM TWO- 13'9 (4.20m) x 7'6 (2.28m)
 A secondary double bedroom with window to the front aspect, wall mounted gas boiler, fitted carpets, radiator and power points.

SHOWER ROOM- 5'11 (1.81m) x 5'2 (1.59m)
 Inset spotlights, wet walling panelled walls, built in shelving ideal for storage, three piece bathroom suite comprising:- low flush WC, sink with half pedestal, walk in shower, heated towel rail, vinyl flooring and radiator.

GARDEN
 South west facing garden which is mainly laid with lawn, large patio area, timber fencing ensuring a fully secured garden, planted flower and shrubs and gated side access. The garden also benefits from a large garden shed which measures at 12'8 (3.87m) x 9'4 (2.87m) has power and lighting and would be ideal as a workshop.

GARAGE- 17'1 (5.23m) x 9'1 (2.77m)
 Single detached garage with electric roller door, side pedestrian door and window, power and lighting.

PARKING
 Off street parking for two cars.

1 Manor Close, Driffield, YO25 5LT

Offered to the market with no onward chain, 1 Manor Close is a two bedroom semi-detached bungalow located in a sought after area. Having been loved by its current owner, the property offers a blank canvas to put your own stamp on as well as spacious accommodation both inside and out. Benefiting from a delightful conservatory over looking the garden and just short walk into town, viewing are highly recommended.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, conservatory, two double bedrooms, one with WC, shower room, rear garden, detached single garage, large storage shed/worktop 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.



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