



**Guide Price
£225,000**

**6 Manorfield Avenue,
Driffield, YO25 5HP**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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'.

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.





THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 12'5 (3.79m) x 5'3 (1.63m)

Door with flag windows to the front aspect, stairs leading to the first floor landing, understairs cupboard housing the gas boiler, laminated flooring, radiator and power points.

LOUNGE- 12'7 (3.85m) x 11'0 (3.36m)

A cosy living space with bay window to the front aspect, electric log burning with hearth and oak mantel piece, fitted carpets, radiator, TV point and power points.

KITCHEN- 12'11 (3.96m) x 5'9 (1.77m)

Modern and stylish kitchen space with window to the rear aspect, inset spotlights, tiled splash back, a range of wall and base shaker style units with built in wine rack, sink with drainer unit, integrated fridge/freezer, integrated washing machine, oven with gas hob and extractor fan, laminated style flooring, anthracite vertical column radiator and power points. Opening into:

DINING ROOM- 11'10 (3.61m) x 10'2 (3.10m)

French doors and windows to the rear aspect, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 6'9 (2.08m) x 2'5 (0.74m)

Window to the side aspect, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 13'2 (4.03m) x 10'11 (3.33m)

Bay window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'9 (3.59m) x 10'1 (3.08m)

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

BEDROOM THREE- 6'9 (2.00m) x 5'3 (1.62m)

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

BATHROOM- 8'6 (2.61m) x 5'11 (1.82m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath, shower cubicle with separate shower attachment, vinyl flooring, heated towel rail and extractor fan.

GARDEN

South West facing garden which is mainly laid with lawn, decking area to the immediate rear, planted flowers, shrubs and trees and side access to the driveway.

DETACHED SINGLE GARAGE

Up and over door, windows to the rear and side aspect, power and lighting.

PARKING

Off street parking for two cars.

6 Manorfield Avenue, Driffield, YO25 5HP

DESCRIPTION

Brought to the market with no onward chain, 6 Manorfield Avenue is a fully refurbished three bedroom semi-detached property. Having undergone an extensive renovation, the current vendors have put in brand new kitchen and bathroom, fully re-wired and re-plumbed, roof, floor coverings and decor to create a stylish, modern and contemporary home which would appeal to a variety of potential buyers. Viewings are highly recommended! The property briefly comprises:- entrance hall, lounge, kitchen leading into a dining space, first floor landing with three bedrooms, family bathroom, 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.

