



1 Manor Cottages  
Foxholes  
YO25 3QL

ASKING PRICE OF

**£235,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Conservatory



Off Road  
Parking



Oil Central Heating

## 1 Manor Cottages, Foxholes, YO25 3QL

**LOCATED WITHIN A DELIGHTFUL RURAL SETTING WITH OUTSTANDING VIEWS TO THE REAR!** This is an established semi-detached house set on a large plot, which not only offers extensive parking to the front, it also provides large gardens to the rear. The house itself is in good order and provides excellent scope to create a truly delightful home. The accommodation on offer includes a rear facing lounge which opens into a conservatory, open plan dining kitchen plus large ground floor WC, which could double up as a utility or even enhanced to create a shower room.

The first floor includes three bedrooms, two of which enjoy open views to the rear along with house bathroom.

The gardens to the rear are particularly enclosed and established and there is a single garage.

### FOXHOLES

Situated in a sheltered valley at the heart of the Yorkshire Wolds, the village is actually situated in North Yorkshire although with a Driffield address and postcode. The newly built Community Hall is the hub of the village offering a wide range of events and social activities. The road leads to the famous Ganton Golf Course.



Lounge



Dining Kitchen



Dining Kitchen



Bedroom

## Accommodation

### ENTRANCE HALL

With staircase leading to the first floor.

### CLOAKROOM/WC

With low-level WC and wash basin. Front facing window.

### LOUNGE

11' 0" x 10' 7" (3.37m x 3.24m)

A rear facing room with fitted laminate flooring and built-in shelving. Radiator. Double doors leading into:

### CONSERVATORY

With views over the garden and beyond. Fitted laminate flooring. Double doors onto the exterior.

### DINING KITCHEN

21' 0" x 10' 10" (6.42m x 3.31m)

Fitted one end with a range of kitchen units plus large stainless steel dual sink with preparation area. The kitchen units are finished with maple effect doors. Quarry tiled flooring. The dining area having a window onto the rear, again with open views. Feature solid fuel stove, coved ceiling and double panelled radiator.

### FIRST FLOOR

With large loft access having a pulldown wooden loft ladder

### BEDROOM 1

11' 10" x 10' 9" (3.62m x 3.3m)

With rear facing views. Radiator

### BEDROOM 2

11' 3" x 10' 9" (3.45m x 3.28m)

With rear facing views. Radiator.

### BEDROOM 3

9' 11" x 7' 6" (3.04m x 2.3m)

With front facing window. Radiator.

### BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC. Built-in cupboard.

### OUTSIDE

The property is set well back from the road and offers extensive parking to the front as well as an established front garden. There is a side drive which leads to a single garage whilst, to the rear is an enclosed area of private and established garden.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 91 square metres.



Bedroom



Bedroom



Bathroom



Garden

### CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

Mains water, electricity, and telephone. Drainage is to a septic tank.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band F. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

### WHAT'S YOURS WORTH?

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### VIEWING

Strictly by appointment with Ulyyotts.

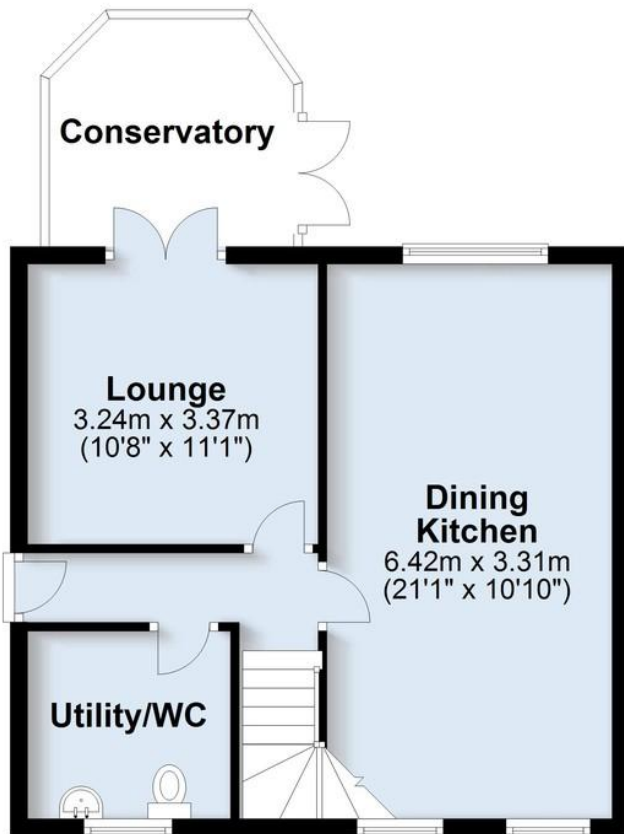
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 91 sq m

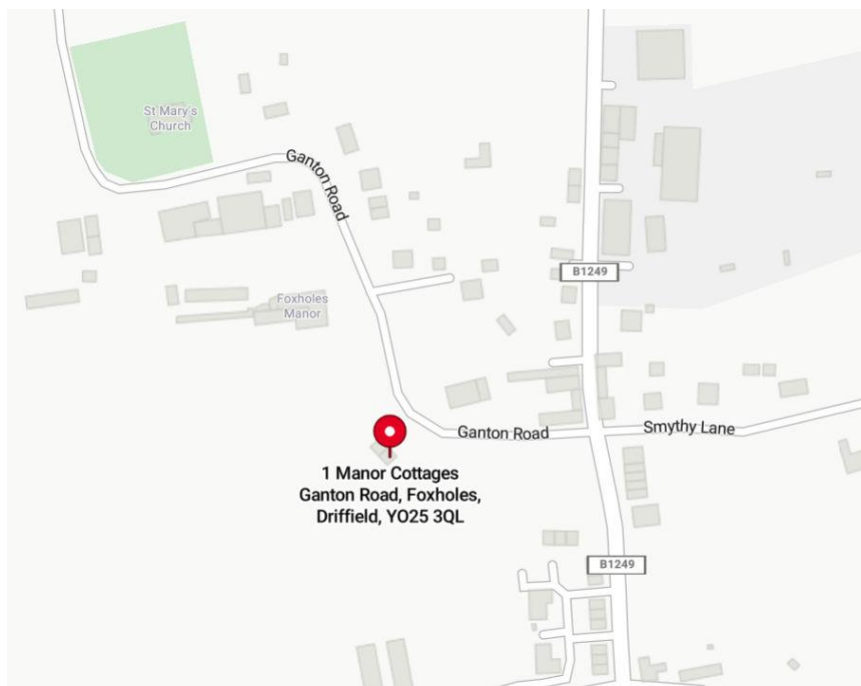
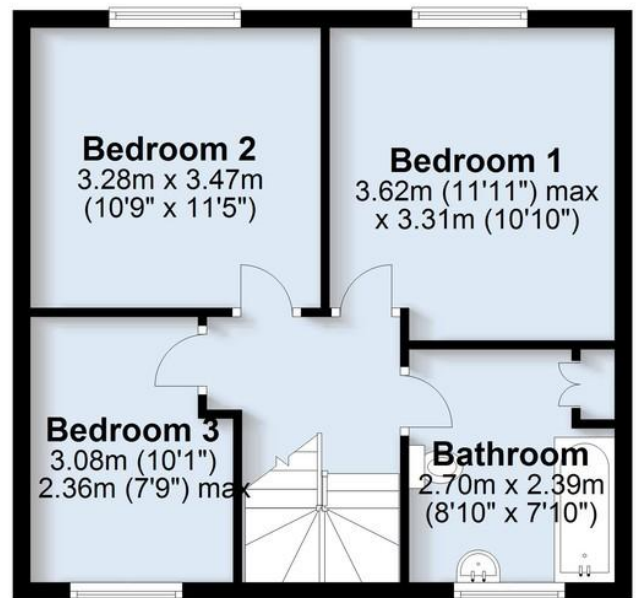
## Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)

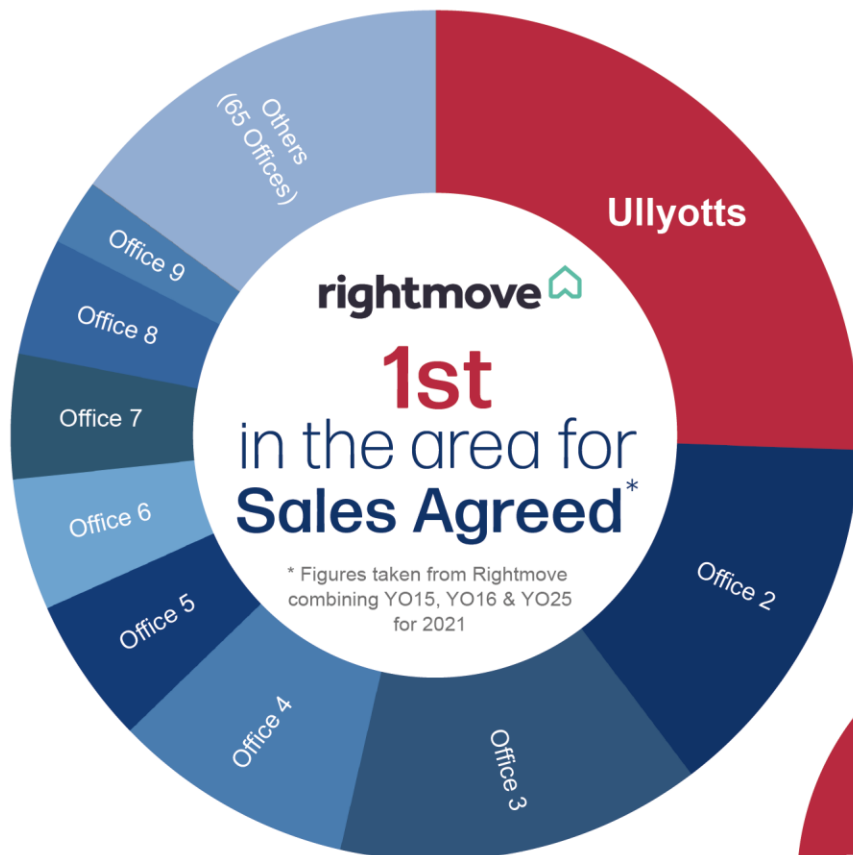


## First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



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