



41 Manorfield Road
Driffield

YO25 5JE

ASKING PRICE OF

£185,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



3



2



1



Off-road
parking



Economy 7 Heating

41 Manorfield Road, Driffield, YO25 5JE

Located within a popular residential setting within convenient walking distance of the town centre, this is an established home which represents an excellent opportunity for first-time buyers/families to upgrade to their own specification. The accommodation on offer is generously proportioned and includes two reception rooms as well as three bedrooms. An extension has been added to the rear.

It is located on a good-sized plot with not only good off-street parking but an exceptional rear garden.

The property is now in need of general upgrading and this would include re-fitting of kitchen and bathrooms, provision of a modern central heating system along with general re-decoration and improvements.

It does benefit from solar PV which provides a degree of the electricity supply.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

With staircase off to the first floor.

LOUNGE

13' 1" x 13' 1" (4m x 4m)

With front facing window.

DINING ROOM

17' 4" x 11' 2" (5.29m x 3.41m)

An extended room with rear facing aspect.

KITCHEN

12' 11" x 7' 6" (3.96m x 2.29m)

With basic range of kitchen units. Door to the exterior.

FIRST FLOOR

LANDING

BEDROOM 1

11' 9" x 10' 2" (3.6m x 3.1m)

With front facing window.

BEDROOM 2

11' 2" x 14' 5" (3.41m x 4.4m)

With rear facing window and door to a covered balcony.

BEDROOM 3

8' 7" x 5' 9" (2.63m x 1.77m)

With front facing window.

BATHROOM

10' 9" x 7' 5" (3.28m x 2.27m)

With bath and wash hand basin.

SEPARATE WC

With low level WC.

OUTSIDE

The property stands well back from the road behind its own front forecourt which allows vehicle access to a side drive and also a front garden. The drive leads to a single garage.

To the rear of the property is an extensive area of established garden.



Bedroom

SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'.

Further information may be available upon request.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits Economy 7 heating. Hot water is provided by an immersion heater.

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 drainage.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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



Bathroom



Garden

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.

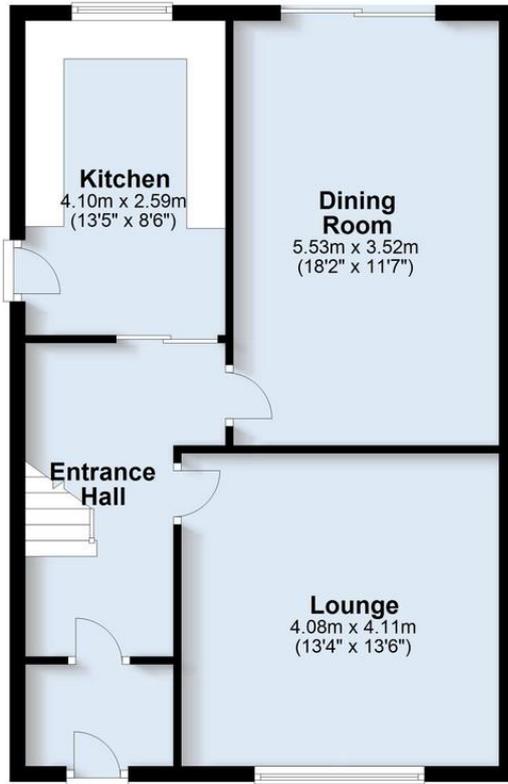
VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

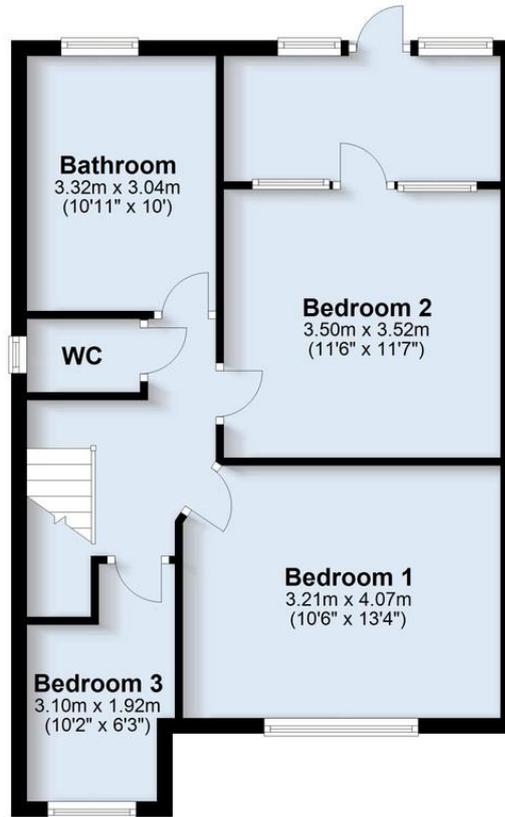
Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



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Ulllyotts

EST 1891



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