



21 Manor Drive  
Kirby Hill, Boroughbridge, York, YO51 9DY  
Guide price £285,000



TWO BEDROOM DETACHED BUNGALOW IN NEED OF COSMETICALLY UPDATING  
NEW GAS BOILER AND DOUBLE GLAZING FITTED WITHIN THE LAST FOUR YEARS  
BEAUTIFUL ESTABLISHED GARDENS TO FRONT AND REAR WITH BRICK STORAGE BUILDING, GREEN HOUSE AND FEATURE POND, LARGE  
GARAGE WITH POWER, DRIVEWAY AND CARPORT  
OVER LOOKS THE VILLAGE GREEN, STRIDING DISTANCE TO A PRIMARY SCHOOL, CHURCH AND PUBLIC HOUSE, SHORT DISTANCE TO  
BOROUGHBRIDGE +LOCAL BUS SERVICE  
OFFERED WITH NO ONWARD CHAIN EPC TO FOLLOW. COUNCIL BAND D



## Description

In need of some modernising and enjoying a pleasant position within this highly popular village close to the thriving town of Boroughbridge, with ease of access onto the A1M 21 Manor Drive is a double fronted detached and extended bungalow occupying a delightful position within a

The property consists of Entrance Hall, Lounge, Kitchen, Bathroom and Two Double Bedrooms and comes with large driveway and large garage.

The Lounge offers incredibly spacious living with fireplace and a large window providing superb light. The kitchen provides a range of units with stainless steel sink. There are Two Double Bedrooms, the first used as the master bedroom. The bathroom is a 3-piece suite with WC, wash basin and bath. The property is gas centrally heated.

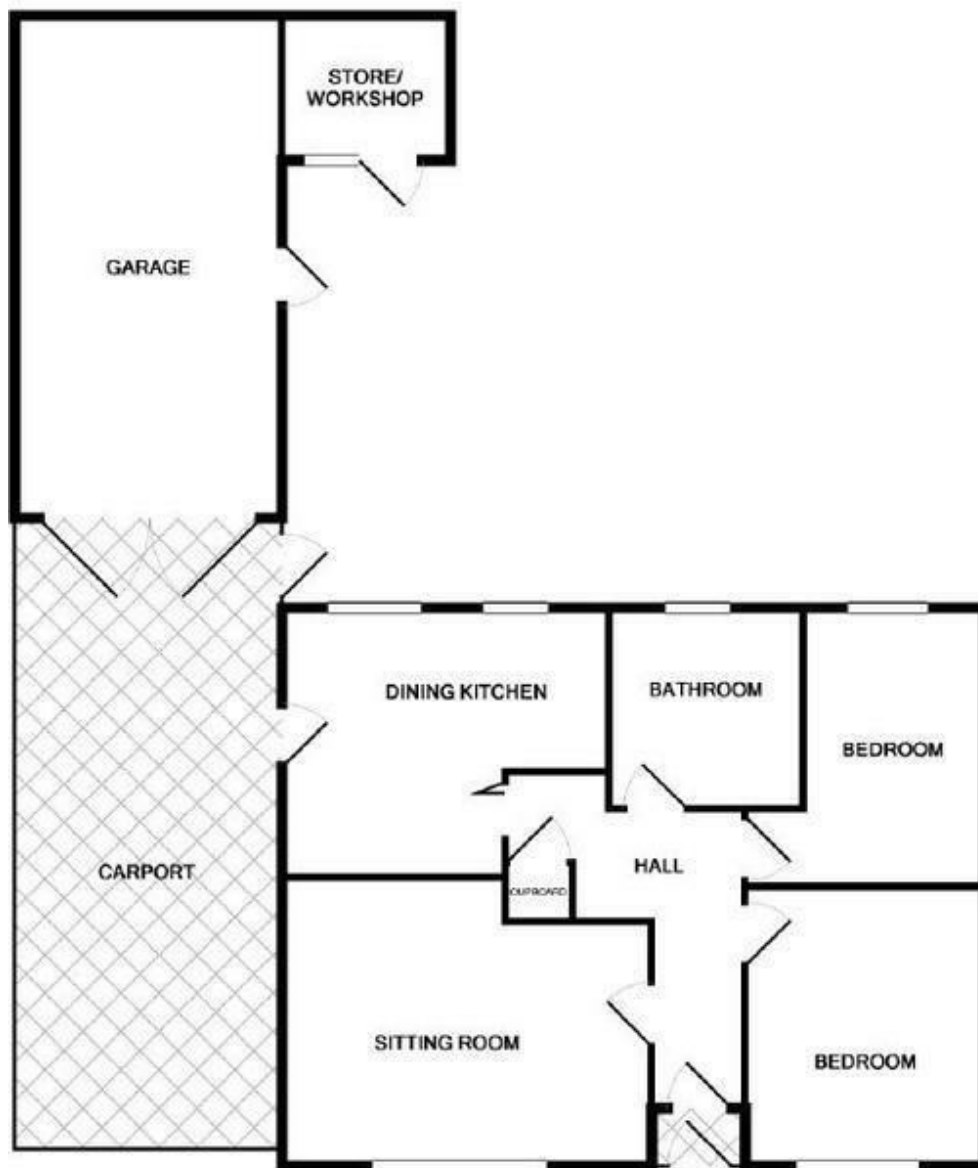
Offered with established gardens which to the front planted with a variety of shrubs, side access leads to the well laid out rear gardens that has an expanse of lawn, well stocked shrubs and flower borders, flagged terrace, with outbuilding.

## Location

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles, (Distances Approximate)

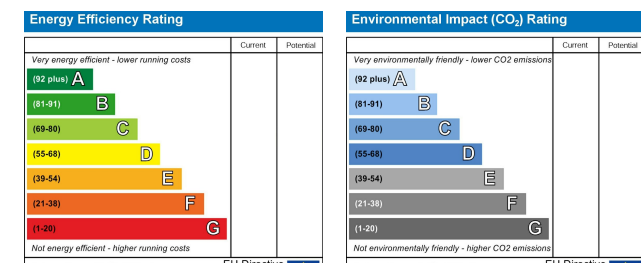






TOTAL APPROX. FLOOR AREA 94.7 SQ.M. (1019 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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