



**Manor Farm Cottage Main Street
Foxholes, Driffield, East Yorkshire YO25 3QL
Guide price £220,000**


WILLOWGREEN
ESTATE AGENTS

Manor Farm Cottage is a spacious three bedroom property located in the village of Foxholes between Driffield and Scarborough. With a well fitted kitchen, spacious living room with open fire, a modernised bathroom and three double bedrooms this house is perfect for first time buyers or anyone looking to downsize.

As well as a spacious living area, this property also offers off street parking for up to two vehicles and a large garden space perfect for socialising throughout the summer months.

Foxholes is a village in the Ryedale district of North Yorkshire, England, part of the civil parish of Foxholes with Butterwick. It lies where the B1249 road crosses the Great Wold Valley, 9 miles south from Scarborough, 11 miles north-west from Bridlington, and 7 miles north-east from Sledmere.

EPC Rating D



KITCHEN / DINER 11'0" x 10'4" (3.37 x 3.15)
UPVC window and door to the rear aspect of the property, tiled style vinyl flooring, range of floor and wall units with roll top work surfaces, electric oven, induction hob, extractor fan, integrated fridge / freezer, tiled splash back, ceramic sink and drainer with mixer taps, mobile kitchen island, access to the lounge, power points and lighting.

UTILITY ROOM 7'10" x 5'7" (2.39 x 1.72)
UPVC window to the side aspect of the house, tiled flooring, range of wall and base units, sink and drainer unit, space for washing machine and tumble dryer, power points and lighting.

LOUNGE 22'3" x 15'8" (6.79 x 4.80)
UPVC window to the front and rear aspect of the property, laminate laid flooring, open fire with brick surround, door to the stairs of the first floor landing, power points, TV point and lighting.

BEDROOM ONE 12'0" 10'3" (3.68 3.13)
UPVC window to the rear aspect of the property, carpet laid flooring, radiator, power points and lighting.

BEDROOM TWO 11'8" x 11'6" (3.58 x 3.51)
UPVC window to the front aspect of the property, feature fire place wall, carpet laid flooring, power points and lighting.

BEDROOM THREE 12'1" x 9'0" (3.70 x 2.75)
UPVC window to the front aspect of the property, carpet laid flooring, storage cupboard, power points and lighting.

BATHROOM
Spacious bathroom with UPVC window to the rear of the property, laminate laid flooring, three piece bathroom set comprising of low flush WC, hand basin with pedestal and L shaped bath with electric shower attachment, heated towel rail.

GARDEN
Large spacious uphill rear garden, ample parking, mainly laid to lawn with shrub borders and a shed to the top end of the garden.

TENURE
FREEHOLD

SERVICES
Mains electric and water connected.

ENERGY PERFORMANCE CERTIFICATE
Energy performance rating D.

COUNCIL TAX
Band C.

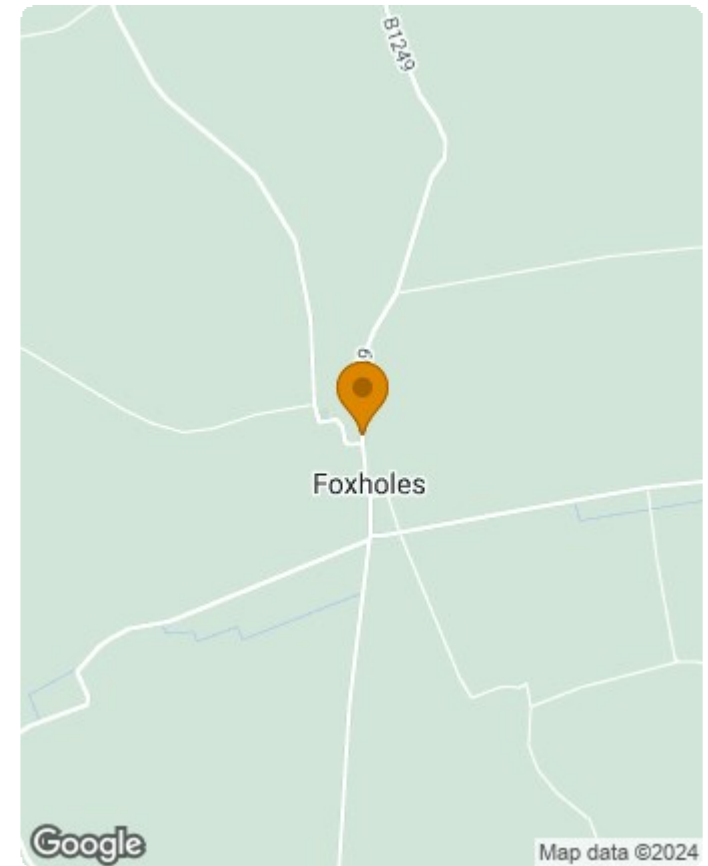
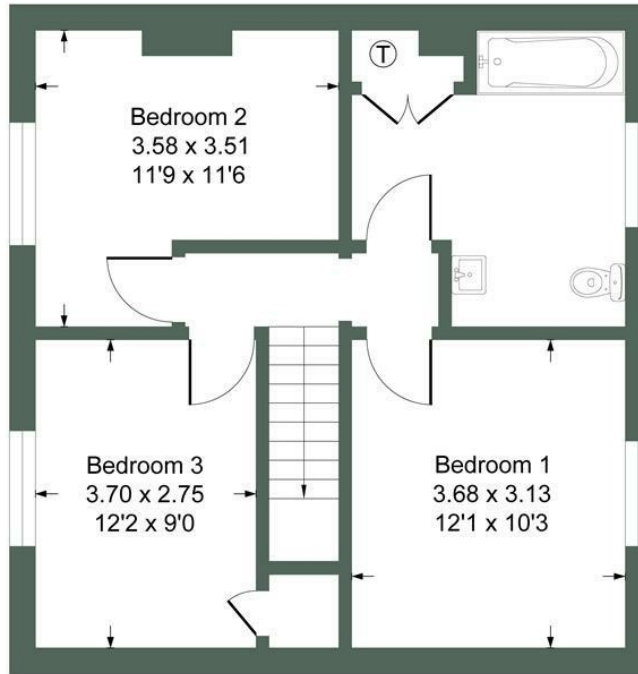
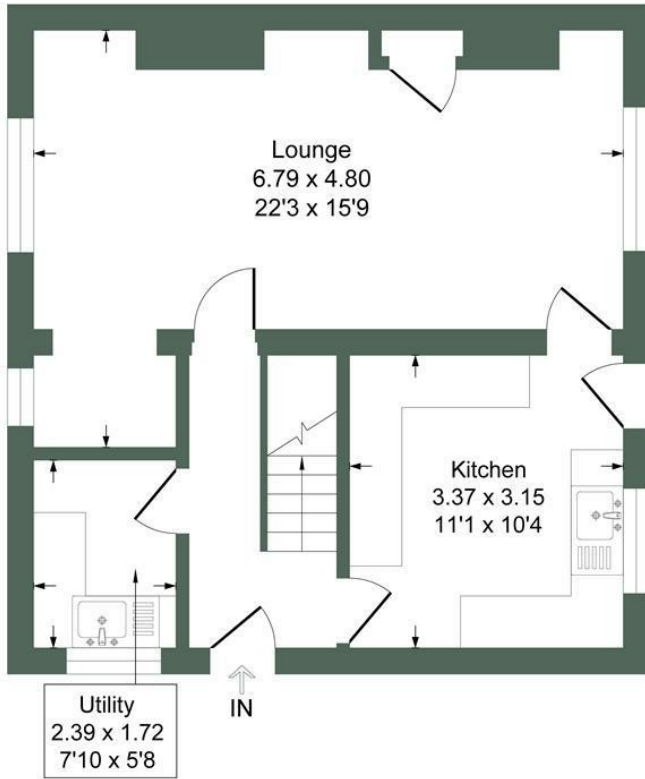






Manor Farm Cottage

Approximate Gross Internal Floor Area = 96.5 sq m / 1039 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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