



**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.

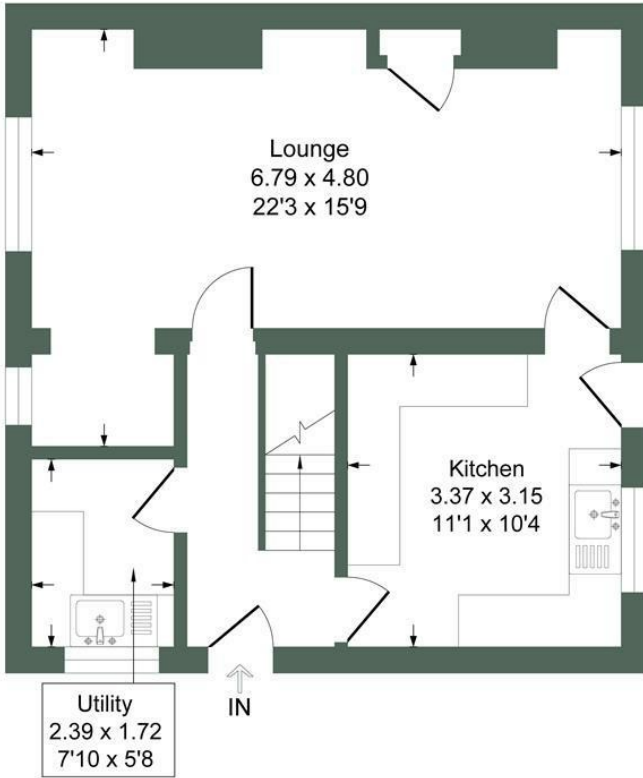




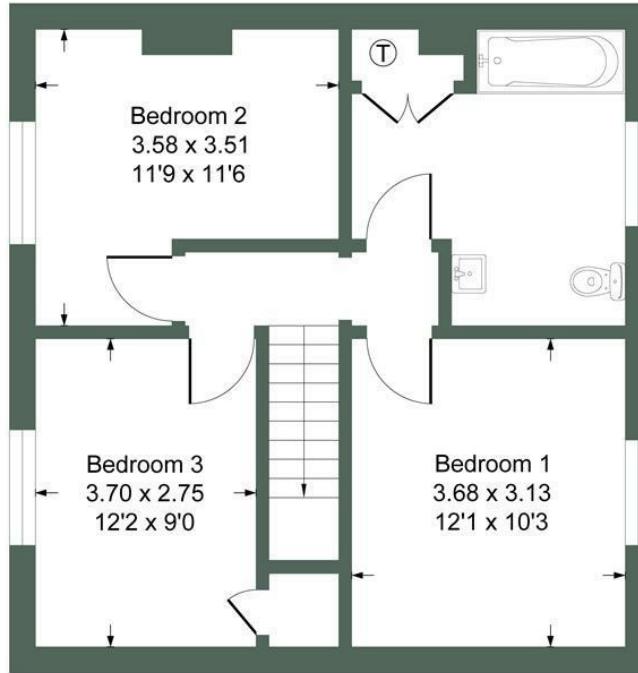


# Manor Farm Cottage

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

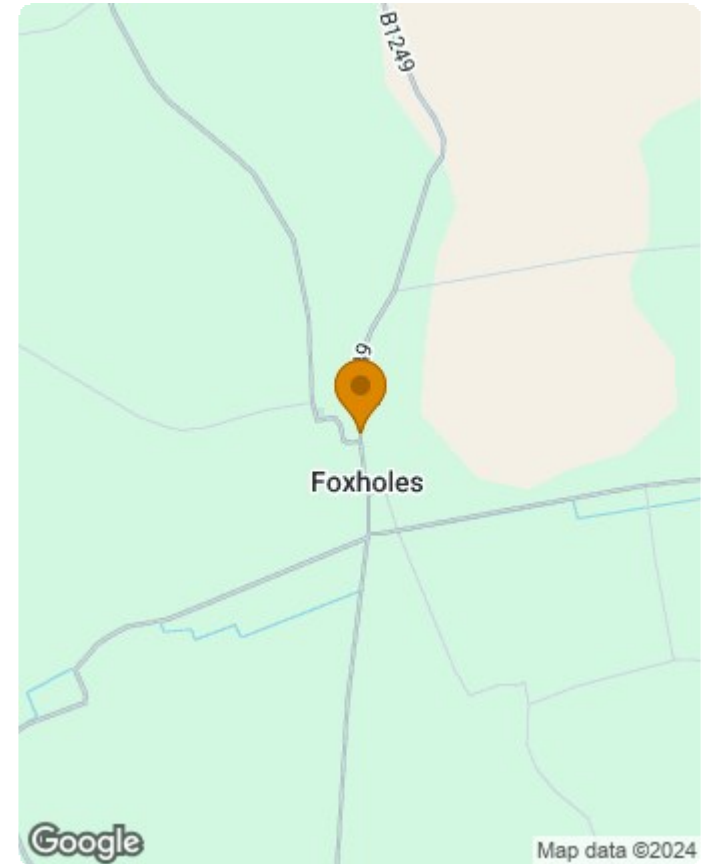


Ground Floor



First Floor

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



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633