



19 MANOR DRIVE

Kirby Hill, Boroughbridge YO51 9DY



GSC GRAYS

PROPERTY • ESTATES • LAND

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# 19 MANOR DRIVE

Kirby Hill, York, YO51 9DY

A super three bedroom semi detached bungalow which has been refurbished throughout with gardens and garage in the popular village of Kirby Hill.

Semi detached bungalow in popular village

Refurbished throughout

Three bedrooms

Further Attic Room

Perfect for young families or downsizers

Gardens front and rear

Garage and Carport

Solar panels providing income



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### Description

19 Manor Drive has been refurbished throughout and yet still offers prospective purchasers the opportunity to put their own stamp on the home. Decorated neutrally throughout the home benefits from a brand new kitchen and updated electrics. The floor coverings have been removed in the renovation process allowing future owners the flexibility to fit their own choice. This has been reflected in the pricing. The property briefly comprises hall, sitting room, three bedrooms, bathroom (currently a wet room) and breakfast kitchen. There is an additional room to the attic accessed via a paddle staircase. This could be used as a playroom or occasional bedroom. To the outside are lovely lawned gardens. There is a driveway providing parking for numerous cars, a car port and garage.

### Situation and Amenities

The property is positioned in the village of Kirby Hill and offers prospective purchasers the opportunity to own a property in a peaceful location close to open countryside, and yet conveniently located a short distance from the A1 motorway network.

A wide range of amenities can be found in the town of Boroughbridge about a mile away and the village of Kirby Hill has a Church, primary school and Public House.

### Local Authority and Council Tax Band

### Services and Other Information

All Mains services are connected to the property

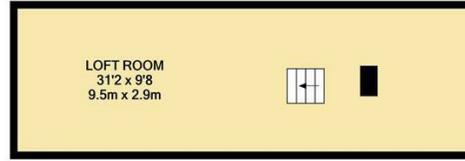
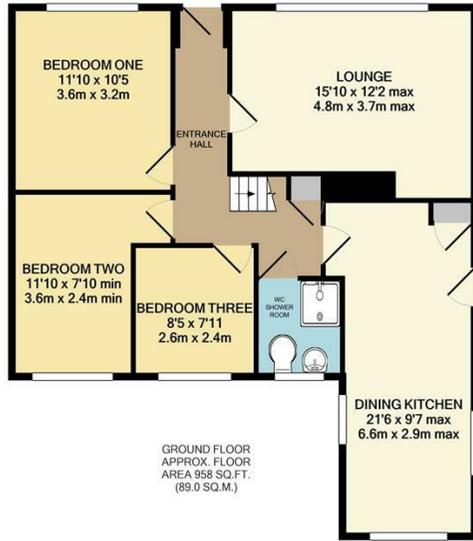
### Particulars and Photographs

Particulars were prepared and photographs taken November 2024

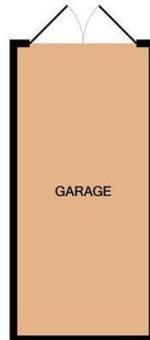
### Viewings

Strictly by appointment with GSC Grays 01423 590500





FIRST FLOOR APPROX. FLOOR AREA 288 SQ.FT. (26.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING LOFT ROOM & GARAGE 774 SQ.FT. (71.8 SQ.M.)

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 as to their operability or efficiency can be given.



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



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.