



HUNTERS[®]
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16 Manor Drive, Brafferton, YO61 2QA

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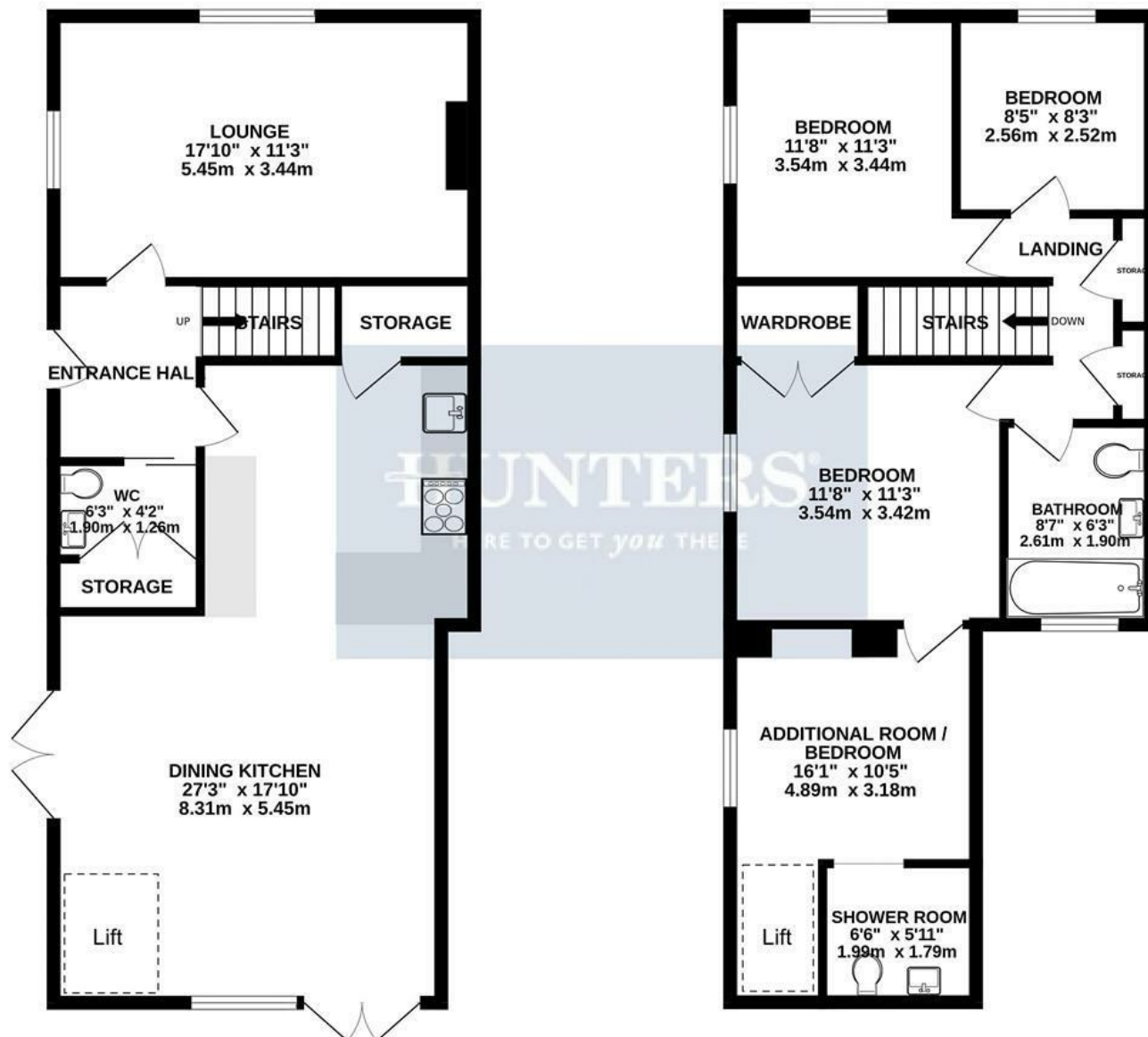
Guide Price £335,000

Situated in a cul de sac location in the popular village of Brafferton this three/four bedroom end of terraced family home offers space and versatility. Benefiting from oil fired heating and extensive double glazing it comprises: hallway, lounge, wc, open plan dining kitchen with lounge area and to the first floor are three bedrooms, a family bathroom and a further room which is currently utilised as a bedroom and has access to a wet room. Outside are gardens to the rear and side aspects and there is off street parking to the front for two vehicles. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.

1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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	60	70
EU Directive 2002/91/EC		

- **THREE/ FOUR BEDROOMS**
- **MODERN DINING KITCHEN**
- **EPC RATING D**

- **CUL DE SAC LOCATION**
- **ACCESSIBILITY LIFT**
- **COUNCIL TAX BAND B**

- **END OF TERRACE**
- **POPULAR VILLAGE**

HALLWAY

Accessed via part glazed composite door, vertical radiator, wood effect porcelain tiled flooring, stairs to first floor, recessed ceiling lights

LOUNGE

Windows to front and side aspects, fireplace with inset cast iron wood burning stove, radiator

WC

Low flush wc, wall mounted wash basin, wood effect porcelain tiled flooring, vertical radiator, opaque window to rear aspect, cupboard with plumbing for washing machine and space for tumble dryer

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset sink unit, integrated appliances to include bosch electric pyrolytic oven, bosch combination oven/microwave, 5 ring induction hob, full length fridge , full length freezer and a dishwasher. Walk in pantry, breakfast bar, vertical radiator, part underfloor heating, fully glazed door to both side and rear aspects, velux windows x 3, wood effect porcelain tiled flooring, recessed ceiling lights, fully enclosed through floor Stannah lift

FIRST FLOOR LANDING

Stripped wooden flooring, loft access point, fitted cupboards x 2

BEDROOM ONE

Fitted wardrobes, window to side aspect, radiator, access to additional room/bedroom four.

ADDITIONAL ROOM/BEDROOM FOUR

Window to side aspect, radiator, accessibility through floor Stannah lift, access to wet room

WET ROOM

Mains double shower (overhead and hand held), low flush wc, wall mounted wash basin, tiled floor, recessed ceiling lights, fully glazed folding doors

BEDROOM TWO

Windows to the front and side aspect, radiator, fitted cupboard

BEDROOM THREE

Window to front aspect, radiator

FAMILY BATHROOM

Suite comprising panelled bath with mains shower over, vanity unit with inset wash basin, vertical radiator, recessed ceiling lights, opaque window, tiled floor, underfloor heating

OUTSIDE

There is an enclosed garden to the rear of the property which is laid mainly to lawn. To the side of the property is a block paved seating area and the oil tank.

PARKING

To the front of the property is a gravelled area with off street parking for two vehicles (tandem style)

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

AGENTS NOTE

The additional room/fourth bedroom can be accessed from either bedroom one or directly via the accessibility lift. The vendors have advised that the accessibility lift can be removed if required.







