



## Manor Drive, North Duffield, Selby £200,000

An excellent opportunity to acquire this good sized two bedroom bungalow with a single detached garage and pleasant rear garden.



The property welcomes you through a side door into the kitchen area comprising a number of wall and base units to two sides with a stainless steel sink unit and drainer, with recess for freestanding appliances and provisions in place for laundry facilities. There is a double glazed window to the rear elevation and doorway leading into a central hallway.

Located to the front of the property are two well proportioned double bedrooms, both benefitting from a double glazed window and electric storage heater.



Positioned to the rear is a generously sized lounge with space to accommodate appropriate lounge furniture. There is an electric storage heater and double glazed window to the rear, a number of electrical wall sockets and TV aerial point.

The bathroom comprises a traditional three piece suite with shower attachment over the bath. There is full height surrounding white tiling, with a frosted double glazed window.



Externally, the property occupies a generous plot with front and rear gardens and off street parking for several motor vehicles along the right hand side. A detached single garage will be found towards the rear, being accessed by a manual up and over door and a single door to the side elevation. There is power available inside and additional storage to the eaves.

The rear garden is without doubt one of the main selling features, enjoying a pleasant outdoor space with enclosed fenced boundaries to all three sides. The garden is predominantly laid to lawn with herbaceous borders and a number of small trees adjoining the rear boundary. The property adjoins a number of similar sized bungalows and therefore benefits from a vast degree of privacy in the rear garden.



To the front there is a laid to lawn area and a gravelled driveway providing off street parking for up to three motor vehicles.

The property is served by electric storage heaters and all other mains services and is crucially offered for sale with vacant possession and no onward chain.

All viewings are strongly recommended and strictly by appointment only.

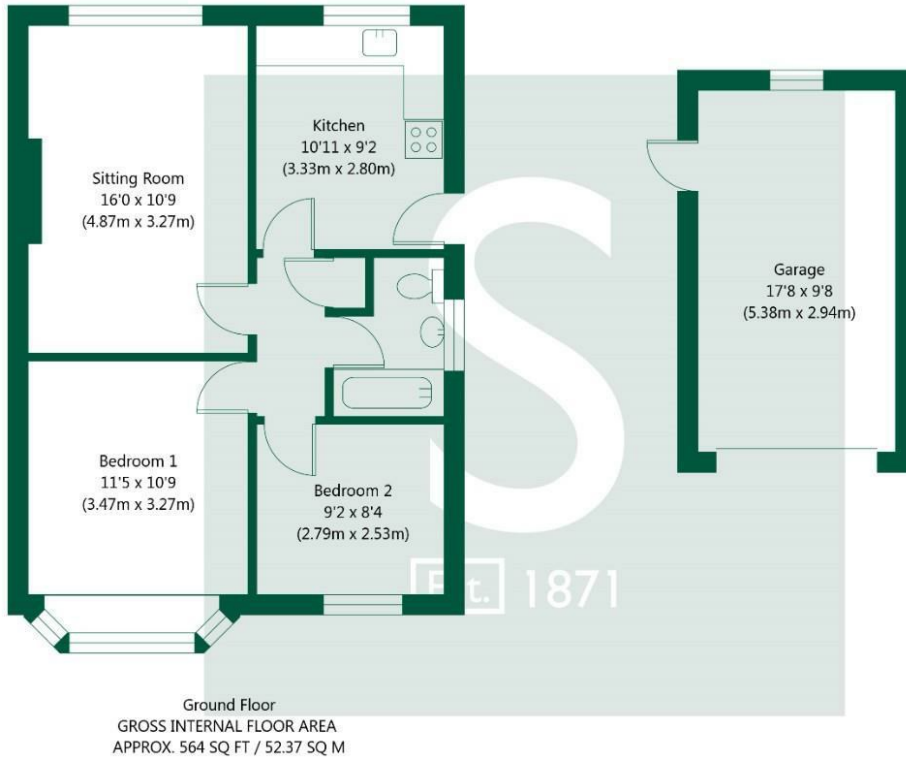
EER- 53 (E)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band B

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Manor Drive, North Duffield, YO8 5TJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 564 SQ FT / 52.37 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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