



Manor Drive, North Duffield Selby YO8 5TJ

welcome to

Manor Drive, North Duffield Selby

This four-bedroom semi-detached property in North Duffield presents a rare opportunity to acquire a well-presented home in a sought-after location, perfectly suited to modern family living. Boasting a versatile floorplan, desirable amenities, and charming village setting.



Inner Hall

Window to the front, storage cupboard housing the boiler, understairs cupboard, radiator, wood grain effect flooring and stairs to the first floor.

Lounge

15' 10" x 10' 8" into recess (4.83m x 3.25m into recess)
Log burner and open plan into conservatory.

Conservatory

10' 10" x 10' 4" (3.30m x 3.15m)
French style doors to the garden, radiator and wood grain effect flooring.

Kitchen

18' 1" x 10' 11" (5.51m x 3.33m)
Fitted kitchen with a range of wall and base units, work surfaces, oven, hob, cooker point, sink drainer, integrated dishwasher, integrated microwave, plumbing for an automatic washing machine, radiator, space for fridge freezer, island breakfast bar, window to the rear, composite style door to the front and french style doors to the rear.

Bedroom 1

11' 4" x 10' 8" (3.45m x 3.25m)
Window to the front and a radiator.

Bathroom

Bathroom with bath and shower over, low level W/C, wash hand basin, radiator, extractor fan, tiled flooring and window to the side.

Landing

Storage cupboard.

Bedroom 2

11' 5" x 8' 1" (3.48m x 2.46m)
Two windows to the rear, fitted wardrobes and storage and a radiator.

Bedroom 3

13' 4" plus recess x 7' 7" max (4.06m plus recess x 2.31m max)
Sloping ceiling, two skylights, storage in eaves and a

radiator.

Bedroom 4

8' 11" max x 8' max (2.72m max x 2.44m max)
Sloping ceiling, skylight window and a radiator.

Shower Room

Shower room with shower cubicle, low level W/C, wash hand basin, shaver point, radiator and window to the rear.

Front Garden

Lawned front garden.

Rear Garden

Beautifully presented and enclosed south facing rear garden with pond, waterfall, indian stone style patio, power socket, outside tap and storage shed/outbuilding.



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Manor Drive, North Duffield Selby

- Sought After Village Location
- Four Bedrooms
- Well Presented Throughout
- Shower Room and Bathroom
- Kitchen with Island Breakfast Bar

Tenure: Freehold EPC Rating: D

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL107995 - 0006

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