

# 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



#### **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.





## welcome to

## Manor Drive, North Duffield Selby

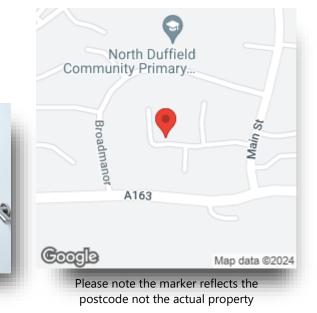
- Sought After Village Location
- Four Bedrooms
- Well Presented Throughout
- Shower Room and Bathroom
- Kitchen with Island Breakfast Bar

Tenure: Freehold EPC Rating: D

offers over **£280,000** 



## view this property online williamhbrown.co.uk/Property/SEL107995



The Property Ombudsman

Property Ref: SEL107995 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET

