



## Manor Drive, Kirby Hill Guide Price £260,000

\*\*\* NO ONWARD CHAIN \*\*\*

An opportunity to acquire this spacious semi-detached bungalow which benefits from three well-proportioned bedrooms and a substantially boarded loft space. Externally it has both front and rear gardens and a 1.5 length single garage. The property is available for sale with vacant possession and no forward chain.





## Accommodation

The property is entered via a UPVC double glazed door to the front elevation leading into the central hallway.

The sitting room is located towards the front of the property and is spacious in size with a large UPVC double glazed window to the front elevation allowing light to flow into the room. There is a feature electric fireplace with marble hearth and timber surround acting as the focal point of the room.

The kitchen is located towards the rear of the property and has a combination of base and wall storage units with timber effect laminate preparation surfaces which incorporate a stainless steel sink with drying area. The kitchen has space and necessary recesses for a number of appliances, including oven, fridge and washing provisions. There is also a useful storage cupboard and convenient side access door.

The property has three well-proportioned bedrooms and a modern fully-tiled wet room which includes a Mira shower unit, low flush WC, wash hand basin and heated towel rail.

'Space saver' stairs from the central hallway also lead up to a good size loft area which is where the gas boiler is located.

## To The Outside

To the outside the property sits on a substantial plot with lawned front and rear gardens. The rear garden also has a flagged patio area ideal for enjoying the sunshine in the warmer summer months.

Running down the side of the property is a large concrete driveway which offers parking for multiple vehicles. There is also a carport and detached garage.

The property also has solar panels fitted to the roof which we have been informed by the vendor return approximately £1,000 per calendar year.

It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

## Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of B (90).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

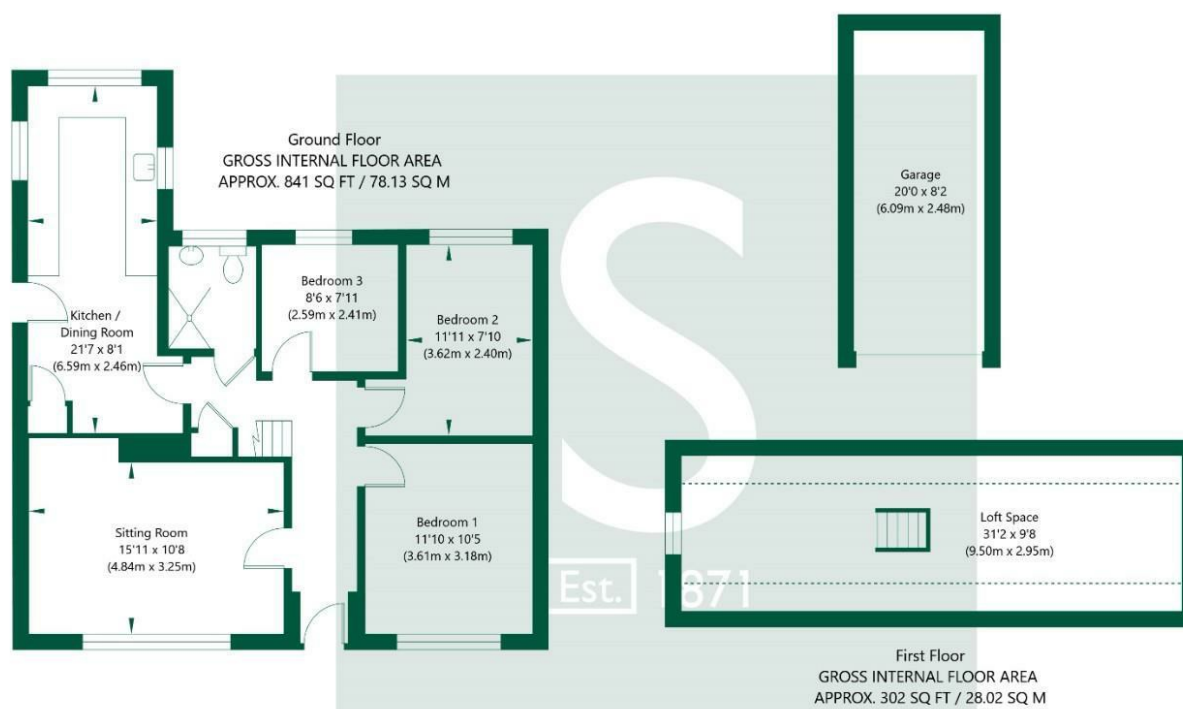
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: C - North Yorkshire Council

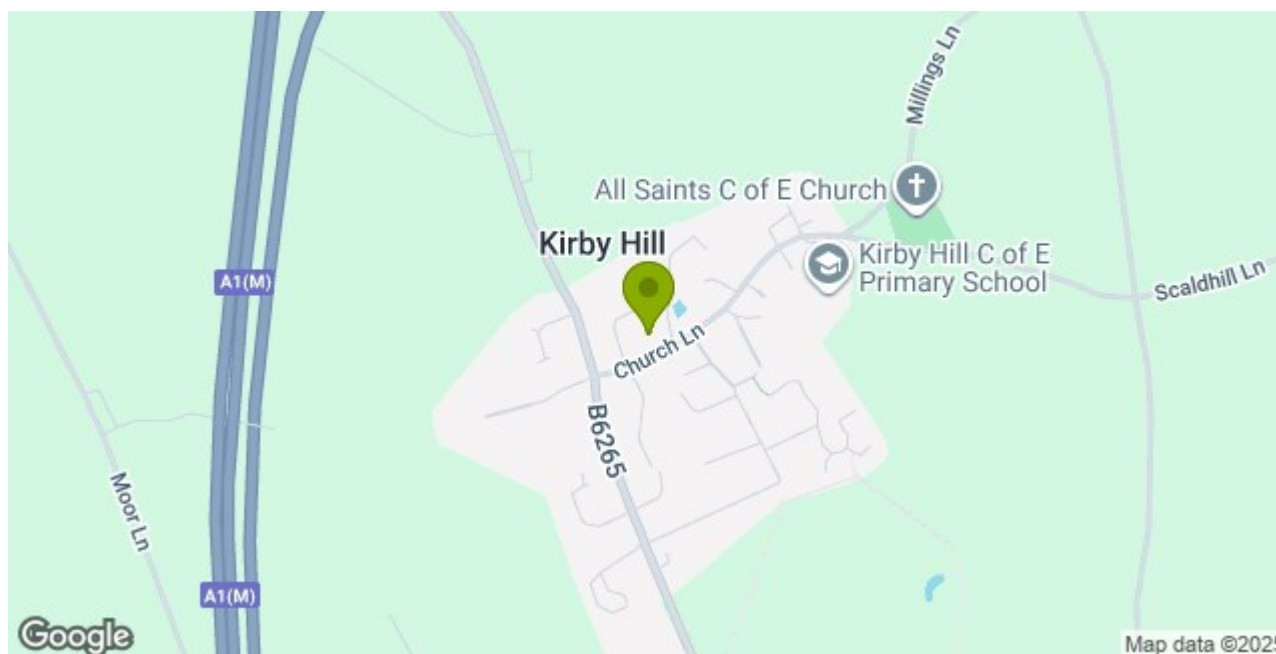
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

Manor Drive, Kirby Hill, York, YO51 9DY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1143 SQ FT / 106.15 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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