



**Hallway**  
5'9" x 15'5"  
1.77 x 4.71 m

**WC**  
2'5" x 5'0"  
0.74 x 1.54 m

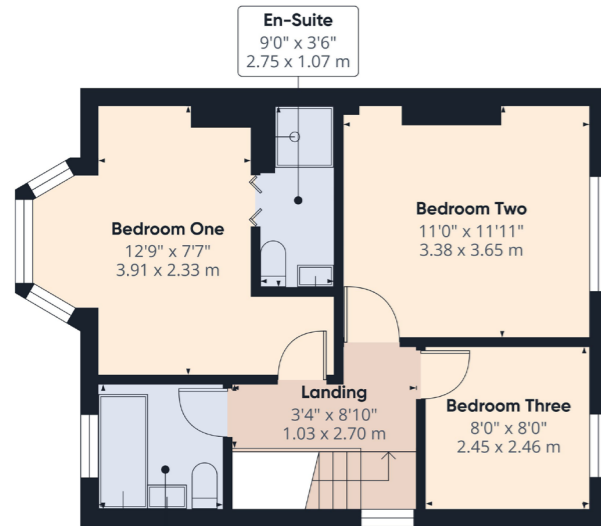
Approximate total area\*  
322 sq ft  
65.6 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BCS:PM05  
"3C Standard". Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360

Ground Floor



**En-Suite**  
9'0" x 3'6"  
2.75 x 1.07 m

**Bedroom One**  
12'9" x 7'7"  
3.91 x 2.33 m

**Bedroom Two**  
11'0" x 11'11"  
3.38 x 3.65 m

**Landing**  
3'4" x 8'10"  
1.03 x 2.70 m

**Bedroom Three**  
8'0" x 8'0"  
2.45 x 2.46 m

**Bathroom**  
6'1" x 6'1"  
1.87 x 1.87 m

Approximate total area\*  
430 sq ft  
99.9 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BCS:PM05  
"3C Standard". Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360

Floor 1



Dee Atkinson & Harrison

**Guide Price**  
**£299,950**

**50 Manorfield Road,  
Drifffield, YO25 5JE**

**SERVICES**

Understood to all be connected to mains.  
Mains gas, water and electric.

**TENURE**

The property is Freehold and offered with the  
benefit of vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of  
Yorkshire Council. The property is currently  
shown as listed in Council Tax Band 'B'.

**VIEWING**

Strictly by appointment with the sole agents  
on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property,  
we will be very happy to provide you with  
a free, no obligation market appraisal and  
valuation. We offer very competitive fees and  
an outstanding personal service that is rated  
5 star by our fully verified past clients.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



# 50 Manorfield Road, Driffield, YO25 5JE

## DESCRIPTION

A beautifully presented traditional 1930s semi-detached home, significantly upgraded and thoughtfully extended by the current owners. 50 Manorfield Road offers spacious accommodation, including three well-proportioned bedrooms and a superb open-plan living, dining and kitchen area—perfectly suited to modern family living. The property is flooded with natural light throughout, creating a bright and welcoming atmosphere, while also providing generous internal space. Externally, the home continues to impress with a generous south-facing garden, offering a high degree of privacy. Situated in a popular and highly sought-after area close to the town centre and local amenities, the property also presents further scope for enhancement, subject to the necessary consents. Early viewing is highly recommended, as this home is sure to appeal to a wide range of buyers.

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining/living area, first floor landing, primary bedroom with ensuite, two additional bedrooms, family bathroom, rear garden and off street parking.

## LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



## THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL- 5'9 (1.77m) x 15'5 (4.71m)**  
Door and window to the front aspect, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

**WC- 2'5 (0.74m) x 5'0 (1.54m)**  
Partially tiled walls, low flush WC, sink with vanity unit and mixer tap, laminated flooring and extractor fan.

**LOUNGE- 13'4 (4.07m) x 11'7 (3.54m)**  
Bay window to the front aspect, coving, laminated flooring, radiator, TV point and power points.

**OPEN PLAN KITCHEN/DINING/LIVING AREA- 19'1 (5.83m) x 25'1 (7.65m)**  
A beautifully appointed and extended open plan, modern space benefitting from Bi-Folding doors to the rear aspect, window and sun tunnels to the rear aspect, inset spotlights, coving, tiled splashback, a range of wall and base units with island and breakfast bar, one and a half sink with drainer unit and pull out hose, space for American fridge/freezer, plumbing for washing machine and dishwasher, built in oven, gas hob, extractor fan, laminated flooring, radiator, TV point and power points. To the living area is a wall mounted electric fireplace with mantle piece

**FIRST FLOOR LANDING- 3'4 (1.03m) x 8'10 (2.70m)**  
Opaque window to the side aspect, fitted carpets, radiator and power points.

**BEDROOM ONE- 12'9 (3.91m) x 7'7 (2.33m)**  
Double primary bedroom with large bay window to the front aspect, fitted carpets,

radiator, TV point and power points.

**EN-SUITE- 9'0 (2.75m) x 3'6 (1.07m)**  
Inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink and mixer tap, shower cubicle, laminated flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 11'0 (3.38m) x 11'11 (3.65m)**  
Another double bedroom with window to the rear aspect, laminated flooring, radiator and power points.

**BEDROOM THREE- 8'0 (2.45m) x 8'0 (2.46m)**  
Window to the rear aspect, built in shelving, laminated flooring, radiator and power points.

**BATHROOM- 6'1 (1.87m) x 6'1 (1.87m)**  
Opaque window to the front aspect, coving, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, oval counter top sink with mixer tap, laminated flooring, heated towel rail and extractor fan.

**GARDEN**  
Stunning and sunny South facing garden which is a fabulous area to enjoy. Boasting a patio area to the immediate rear with gazebo, large lawned area with part of it being artificial grass, large timber shed, additional area to the bottom of the garden which has another gazebo housing a hot tub (can be purchased via separate negotiation), outdoor kitchen area and an additional storage shed.

**PARKING**  
Off street parking for two/three cars.