

# 24 Manorfield Road
# Driffield
# YO25 5JE

ASKING PRICE OF

## £287,500

**4 Bedroom Semi-Detached House**

Ullyotts Est. 1891 Estate Agents

01377 253456




Garden

4 | 2 | 1 | Garage & Off Road Parking | Gas Central Heating

## 24 Manorfield Road, Driffield, YO25 5JE

**An excellent family orientated home in a great position which is convenient for schools, whilst also being within a level walking distance of the town centre**. Properties on Manorfield Road are usually all ready one of the go-to houses for families, given the generously proportioned rooms and bedrooms but Number 24 takes it one step further by having an extensive side extension that not only provides a good sized garage, it also has a large fourth bedroom. The ground floor accommodation has also been extended and this is currently divided into two separate rooms plus a large kitchen along with downstairs WC.

Although the inside of the property is excellent, a further highlight is the plot on which it stands! Set back behind an attractive area of front garden, there is a side drive which leads to the aforementioned garage and a tremendous established garden to the rear, this being predominantly laid to lawn whilst also having extensive mature shrubs and trees, greenhouse area and useful additional patio located to the rear of the garage.

The property is well maintained throughout and some buyers may wish to install the latest kitchen and accessories but it certainly provides a wealth of family orientated living with scope to improve to the new owners own specification and taste.

**DRIFFIELD**

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

**ENTRANCE HALL**



Entrance Hall



Lounge



Sitting Room



Kitchen

## Accommodation

14' 9" x 5' 6" (4.51m x 1.70m)
With straight flight staircase leading off having a built-in understairs wc and spindled banister. Radiator.

### KITCHEN

21' 8" x 6' 1" (6.61m x 1.87m)
Fitted along two walls including a wealth of base and drawer cupboards featuring doors in a panelled oak effect with coordinating handles and contrasting worktops. Built-in electric double oven plus four-ring gas hob with extractor over.

Laminate floor and inset sink with single drainer. Window looking to the side and also window onto the rear garden. Space and plumbing for automatic washing machine. Door to the rear. Radiator.

### LOUNGE

12' 9" x 11' 1" (3.89m x 3.38m)
With front facing bay window and tiled fireplace with inset gas fire. Coved ceiling. Radiator.

### SITTING ROOM

18' 3" x 11' 11" (5.58m x 3.64m)
With rear facing window overlooking the garden and York stone fire surround with electric fire in situ. Coved ceiling. Radiator.

### FIRST FLOOR LANDING

### BEDROOM 1

10' 11" x 10' 2" (3.35m x 3.12m)
With front facing bay window and built-in range of wardrobes including central dresser area. Coved ceiling. Radiator.

### BEDROOM 2

12' 4" x 8' 11" (3.76m x 2.72m)
With rear facing window and built-in range of wardrobes with central dresser area. Coved ceiling. Radiator.

### BEDROOM 3

16' 0" x 9' 6" (4.88m x 2.92m)

This being the extension with front and rear facing window. Built-in range of wardrobes and coved ceiling. Radiator.

### BEDROOM 4

8' 4" x 7' 5" (2.56m x 2.27m)



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

With rear facing window and built-in shelving. Radiator.

SHOWER ROOM
6' 3" x 5' 11" (1.91m x 1.81m)
This has been re-fitted and includes a Quadrant style shower enclosure plus vanity wash hand basin and low level WC. Extractor fan.

OUTSIDE
The property stands back from the road behind its own front garden with a walled frontage. The garden itself is predominantly lawned with side borders. There is a concrete drive which provides parking for multiple vehicles and leads to a single garage.

There is a useful further side garden adjacent to the drive. Immediately to the rear of the garage is a concrete secluded patio, whilst the main part of the garden is south facing and is predominantly lawned with side planted borders and a number of mature trees. There is a greenhouse, summerhouse and timber shed.

CENTRAL HEATING
Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
Sealed unit double glazing throughout.

TENURE
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES
All mains services are available at the property.

COUNCIL TAX
Band D.

ENERGY PERFORMANCE CERTIFICATE
Rating (awaiting assessment).

RELATED PARTY DISCLOSURE
We would confirm that the seller of this property is directly related to an employee of Ullyotts Estate Agents.

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Shower Room



Garden



Garden



Garden

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

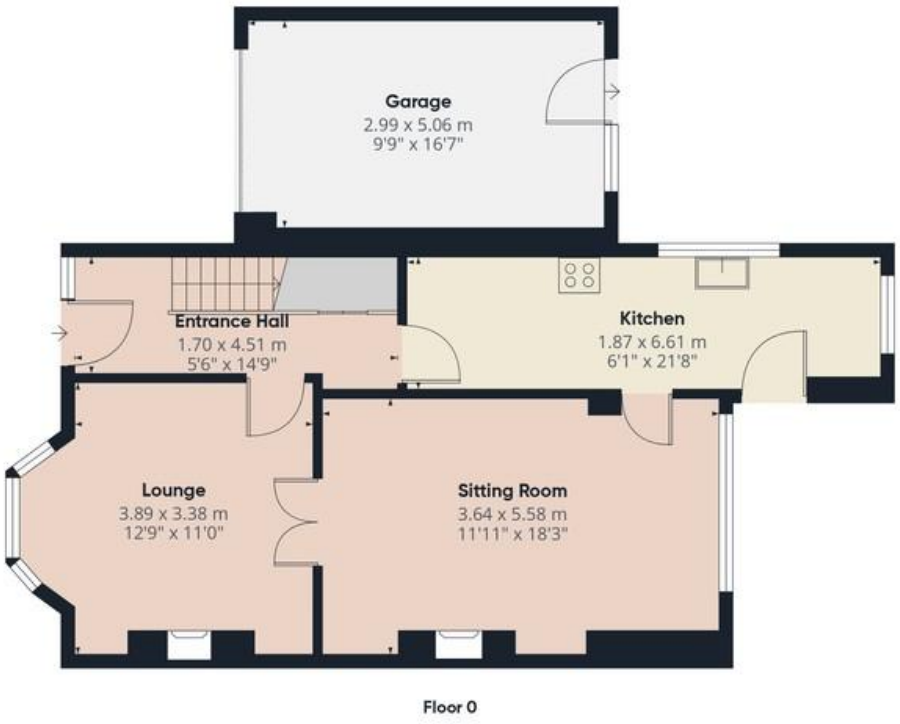
Floor plans are for illustrative purposes only.

VIEWING

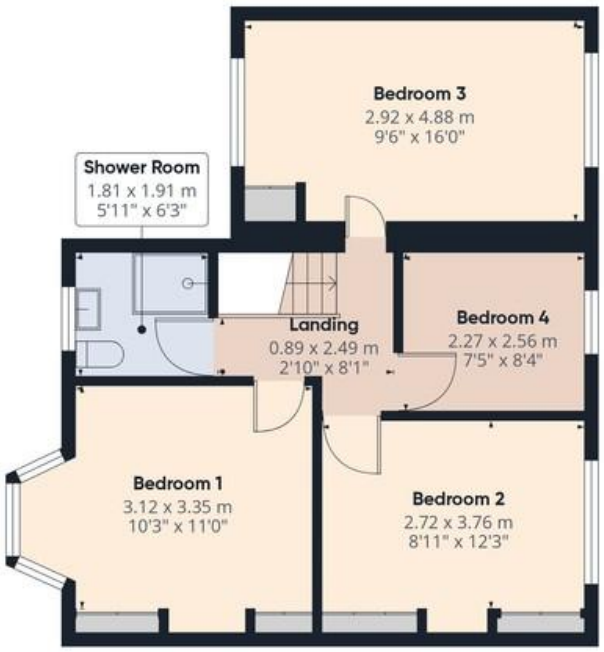
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 119.4 sq m  (1284 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

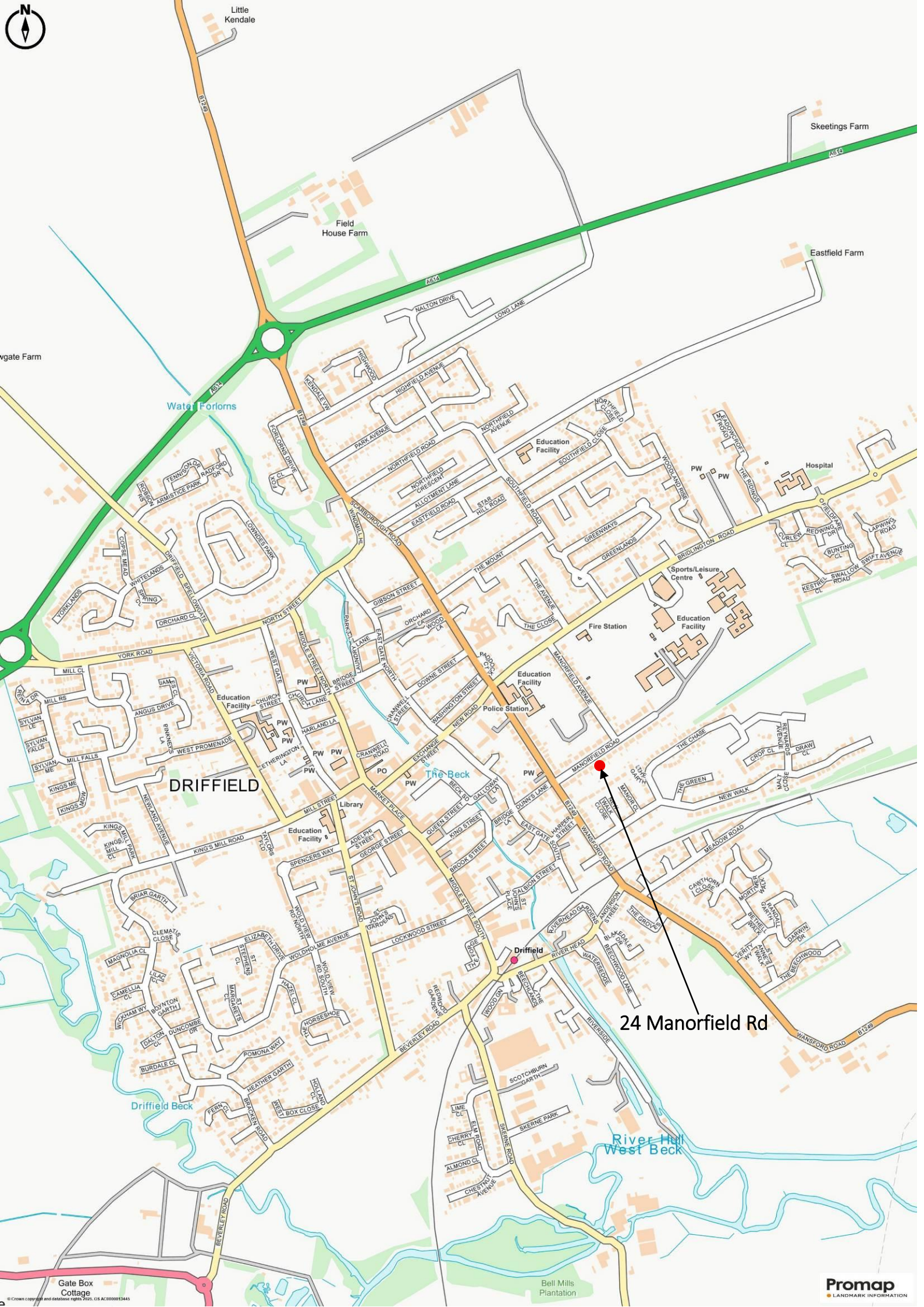



Floor 0




Floor 1




Little Kendale
Skeetings Farm
Field House Farm
Eastfield Farm
Water Forlorns
DRIFFIELD
The Beck
Driffield
Driffield Beck
River Hull West Beck
Hospital
Sports/Leisure Centre
Education Facility
Fire Station
Police Station
Library
24 Manorfield Rd
Gate Box Cottage
Bell Mills Plantation
A614
B1249
BRIDLINGTON ROAD
MANORFIELD ROAD
WANSFORD ROAD
BEVERLEY ROAD
SCARBOROUGH ROAD
NORTH STREET
YORK ROAD
MARKET PLACE
KING'S MILL ROAD
WEST PROMENADE
MILL STREET
NEW ROAD
EXCHANGE STREET
QUEEN STREET
KING STREET
BROOK STREET
LOCKWOOD STREET
WOLDHOLME AVENUE
RIVER HEAD
RIVERSIDE
SKERNE ROAD
SKERNE PARK
MEADOW ROAD
THE GREEN
NEW WALK
THE CHASE
THE BEECHWOOD
SCOTCHBURN GARTH
Promap
LANDMARK INFORMATION

Est. 1891

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