

Ground Floor Building 1



Approximate total area⁽¹⁾

1122.50 sq ft

104.28 sq m

Reduced headroom

10.94 sq ft

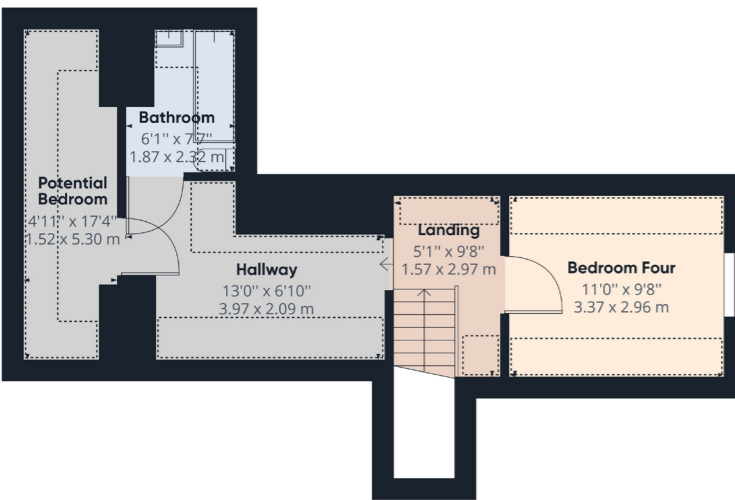
1.02 sq m

(1) Excluding balconies and terraces

Reduced headroom (below 1.9m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

01A1FE360



Floor 1 Building 1



Approximate total area⁽¹⁾

360.24 sq ft

34.30 sq m

Reduced headroom

157.28 sq ft

14.61 sq m

(1) Excluding balconies and terraces

Reduced headroom (below 1.9m/6'2")

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01A1FE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES

Understood to all be connected to mains.

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 'C'.

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.



Offers In Region Of
£339,950

35 Manorfield Road,
Driffield, YO25 5JE



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35 Manorfield Road, Driffield, YO25 5JE

DESCRIPTION

35 Manorfield Road has been extended to the rear and into the roof space to create versatile accommodation throughout, offering four good size bedrooms with the potential of a fifth. Beautifully presented, this detached bungalow is situated in a popular area of Driffield and only a short distance from all local amenities. If you enjoy the outdoors, the garden is generously sized and perfect for those with green fingers. Flooded with natural light throughout, this property is one of a kind and must be viewed to be fully appreciated inside and out. The property briefly comprises:- entrance hall, three bedrooms and family bathroom to the front of the property. It then leads to a large kitchen/diner, utility room, cloakroom, lounge leading to first floor landing with an additional bedroom, extra room with the potential to be a fifth bedroom and extra bathroom. There is a large garden to the rear with off street parking and detached garage/wash room.

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

Door to the front aspect, fitted carpets, radiator and power points.

KITCHEN/DINER- 9'8 (2.96m) x 8'6 (2.60m) / 11'10 (3.63m) x 12'4 (3.77m)

Windows to the side and rear aspect, sky light with fitted blind, log burner with tiled hearth and wooden surround, cupboard housing the combi- boiler, a range of wall and base units, integrated dishwasher, integrated fridge, one and a half sink with drainer unit, tiled splash back, eye-level double electric oven, gas hob with glass splash back, laminated flooring, fitted carpets, radiators, TV point, telephone point and power points.

HALLWAY

Laminated flooring.

CLOAKROOM- 5'8 (1.74m) x 5'2 (1.58m)

Low flush WC, sink with pedestal and splash back, plumbing for washing machine, heated towel rail and extractor fan.

UTILITY ROOM- 7'7 (2.33m) x 6'1 (1.87m)

Door to the side aspect, window to the rear aspect, base units, laminated flooring, telephone point and power points.

LOUNGE- 16'8 (5.09m) x 13'9 (4.20m)

French doors and windows to the rear aspect, stairs leading to the first floor landing, log burner with tiled hearth, fitted carpets, radiator, TV point and power points.

BEDROOM ONE- 12'0 (3.66m) x 12'1 (3.70m)

Large bay window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'10 (3.63m) x 12'1 (3.70m)

Large bay window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 11'11 (3.64m) x 9'6 (2.91m)

Window to the side aspect, fitted wardrobes and fitted storage cupboard, picture rail, fitted carpets, radiator and power points.

BATHROOM- 8'3 (3.64m) x 7'4 (2.25m)

Picture rail, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, separate shower cubicle, fitted carpets, heated towel rail and extractor fan.

FIRST FLOOR LANDING

BEDROOM FOUR- 11'0 (3.37m) x 9'8 (2.96m)

Window to the rear aspect, fitted carpets, radiator, TV point and power points.

HALLWAY

Velux window, access to the eaves and radiator.

POTENTIAL BEDROOM FIVE- 4'11 (1.52m) x 17'4 (5.30m)

Velux window to the front aspect, access to the eaves, radiator, TV point and power points.

UPSTAIRS BATHROOM- 6'1 (1.87m) x 7'7 (2.32m)

Velux window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath, heated towel rail and extractor fan.

GARDEN

North facing rear garden which has been kept very well by it's current vendors. It is mainly laid to lawn with gravel area, beautifully planted shrub and flowers, mature fruit trees, raised beds, large greenhouse/potting shed, large outside storage shed, outside tap, storage, side gated access to the front garden with log storage to the side aspect and gravel/bricked front for ample parking.

GARAGE- 15'4 (4.69m) x 8'11 (2.74m)

Double doors to the front aspect, window to the side aspect, power and lighting.

WASH ROOM- 6'1 (1.86m) x 9'0 (2.75m)

Pedestrian door to the side aspect, opaque window to the rear, low flush WC, sink with pedestal, space for white goods, fixed in shelving, tiled flooring, power and lighting.

PARKING

Off street parking for multiple cars.

