



1c Manorfield Road  
Driffield

YO25 5JE

ASKING PRICE OF

**£395,000**

4 Bedroom Detached House

■ **Ulliyotts** ■  
EST 1891

01377 253456



Rear View



4



2



2



Off road  
parking



Gas Central Heating

## 1c Manorfield Road, Driffield, YO25 5JE

**A VERY DISTINCTIVE DETACHED HOUSE in a great location within walking distance of the town centre.** Offering the rare attributes of generous gardens, particularly to the rear and also good off-street parking together with a double garage, this home has been lovingly cared for since construction and offers accommodation which would equally appeal to families as well as many other buyers.

Internally, there is a welcoming reception hall, cloakroom/WC plus spacious lounge which has a conservatory leading off. The ground floor accommodation also comprises a dedicated dining room plus fitted kitchen along with separate utility room.

There is a master bedroom at first floor level which includes an en-suite, three further bedrooms and house bathroom.

**It is the garden to the rear which is a real joy having been beautifully created and providing rolling lawns with side planted borders and established shrubs and trees.**

Manorfield Road is characterised by being perhaps one of the widest roads in Driffield and as such has a nice open feel whilst also being within only a short walking distance of the town centre, via Dunn's Lane, Bridge Lane or King Street. It is also convenient for local schools and Driffield Leisure Centre.

### 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



Lounge



Lounge



Conservatory

## Accommodation

### ENTRANCE HALL

With feature staircase leading off to the first floor and built-in under stairs storage cupboard. Double panelled radiator.

### CLOAKROOM/WC

With low level WC and bracket wash hand basin.

### LOUNGE 21' 1" x 11' 9" (6.44m x 3.59m)

With front facing bay window and traditional fire surround housing a gas fire. Coved ceiling and patio doors. Two double panelled radiators.

Leading into:

### CONSERVATORY 9' 8" x 8' 5" (2.95m x 2.57m)

Offering views over the garden and having a ceramic tiled floor. Radiator.

### DINING ROOM 11' 1" x 7' 3" (3.39m x 2.21m)

With front facing window. Double panelled radiator.

### KITCHEN 14' 2" x 8' 9" (4.33m x 2.69m)

Well fitted with a range of kitchen units including base and wall mounted cupboards incorporating gas hob and electric oven, extractor fan and one and a half bowl sink with single drainer. Double panelled radiator.

### UTILITY ROOM 6' 3" x 6' 11" (1.91m x 2.11m)

With stainless steel sink with cupboard beneath, plumbing for automatic washing machine and door to the exterior. Radiator.

### LANDING

With airing cupboard and double panelled radiator.

### BEDROOM 1 11' 10" x 11' 9" (3.63m x 3.6m)

With rear facing window and built-in range of wardrobes with mirrored doors. Built-in overhead cupboards and double panelled radiator.

**EN-SUITE** With suite comprising low-level WC, wash hand basin and shower enclosure. Radiator.

### BEDROOM 2 14' 3" x 8' 9" (4.35m x 2.69m)

With rear facing window. Double panelled radiator.

### BEDROOM 3 11' 0" x 8' 11" (3.36m x 2.74m)

With front facing window. Radiator.

### BEDROOM 4 8' 9" x 8' 6" (2.68m x 2.6m)

With front facing window. Radiator.

### BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC. Radiator.



Dining Room



Kitchen



Utility Room



Landing

## OUTSIDE

The property is set back from the road behind an expansive front forecourt. There is a block paved side drive which leads to a double garage with twin up and over doors. To the rear of the property are extensive gardens which are established and comprise rolling lawns with side planted borders of mature shrubs and trees.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from 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

Band E.

## ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

## NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. 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 Ulllyotts.  
Regulated by RICS



Bedroom



En-suite



Bedroom



Bedroom

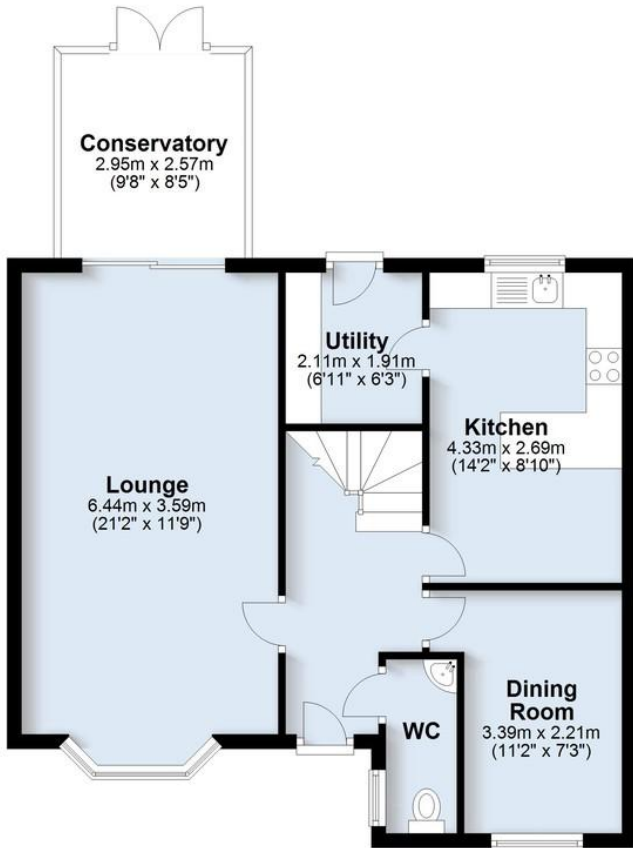


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

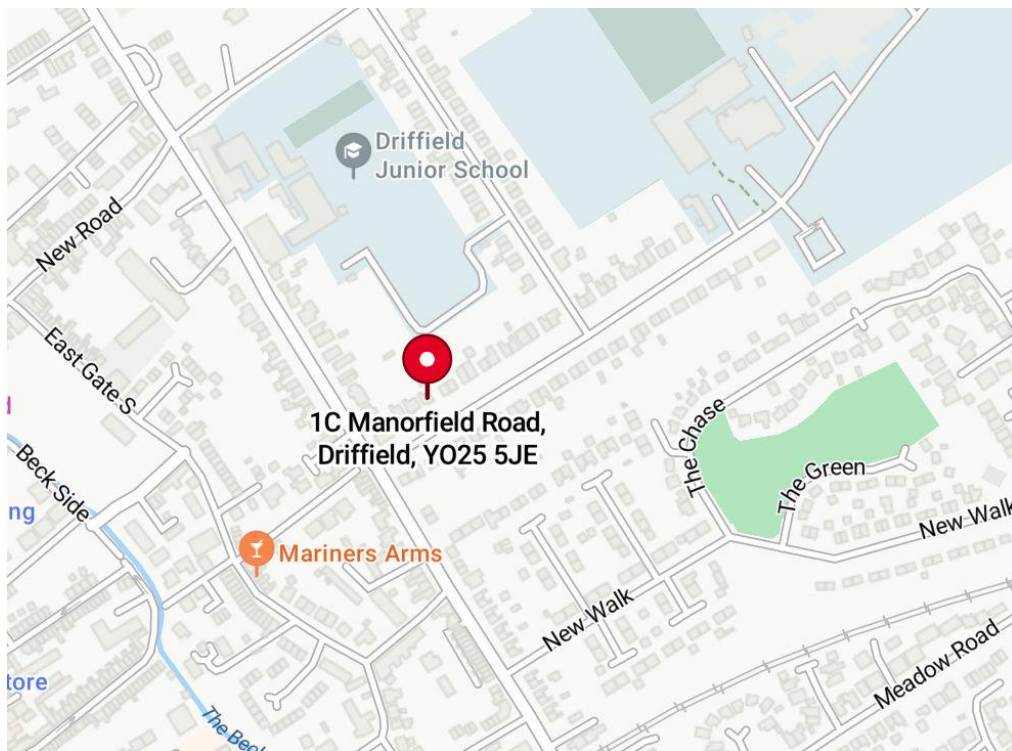
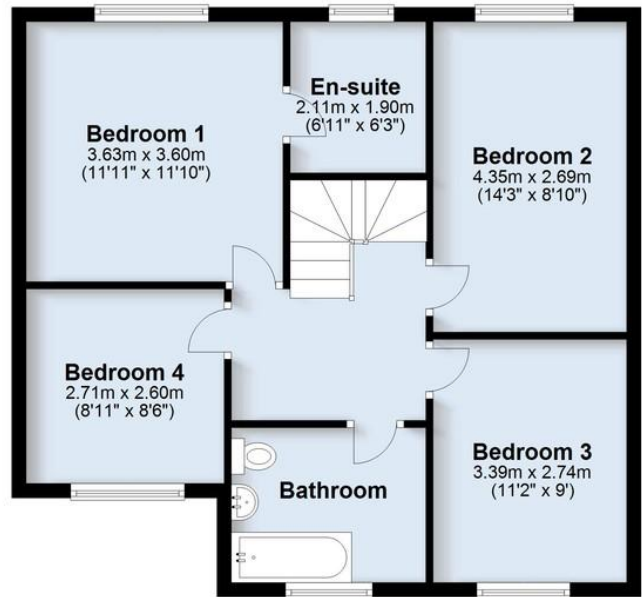
### Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



### First Floor

Approx. 61.4 sq. metres (660.4 sq. feet)



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