



4 Manorfield Avenue
Drifffield
YO25 5HP

ASKING PRICE OF

£205,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 2
  1
  1
  Off Road Parking
  Gas Central Heating

4 Manorfield Avenue, Driffield, YO25 5HP

A detached bungalow which has so much to offer! First and foremost, the bungalow provides impeccably maintained and presented accommodation which includes two bedrooms along with attractive lounge, shower room and well equipped kitchen. An extension has been added to the rear providing an additional room currently used as a dining area.

Externally, great thought has been put into making this as low maintenance as possible with the rear patio style garden being predominantly finished in Indian stone whilst having side raised beds with ease of maintenance in mind. Added to this, there is an extremely useful summerhouse/cabin offering itself to a variety of uses including for hobbies, gym or even simply for leisure.

The bungalow is located in an established residential location within level walking distance of the town centre whilst also being convenient for public transport via Bridlington Road.

In summary, this really is a bungalow which does need to be viewed fully in order to be appreciated!

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.



Lounge



Kitchen



Garden/Dining Room



Bedroom

Accommodation

ENTRANCE HALL

LOUNGE

13' 10" x 10' 10" (4.23m x 3.32m)

A well lit room with rear and side facing windows and wall hung electric fire. Laminate floor and radiator.

KITCHEN

13' 10" x 10' 10" (4.24m x 3.32m)

A fully equipped kitchen including a wealth of contemporary base, drawer and wall units finished with Shaker style doors and a contrasting worktop. Integrated appliances include electric oven and hob with extractor over and refrigerator. Inset sink with space and plumbing for automatic washing machine. Fitted laminate flooring and wall hung towel radiator. Opening into:

GARDEN ROOM/DINING ROOM

10' 7" x 7' 9" (3.24m x 2.38m)

With laminate floor and being fully glazed and as such enjoying views of the garden. Radiator.

BEDROOM 1 11' 4" x 9' 11" (3.47m x 3.03m)

With front facing window. Radiator.

BEDROOM 2

11' 4" x 7' 11" (3.47m x 2.42m)

With front facing window. Radiator.

SHOWER ROOM

With contemporary suite which comprises low-level WC, vanity wash hand basin and full shower enclosure. Wall mounted heated towel radiator

OUTSIDE

The property stands back from the road behind a front forecourt which provides excellent off-street parking, this area is partially block paved and partially gravelled.

To the rear of the property is an enclosed area of patio style garden finished predominantly in Indian stone and having side raised beds in order to reduce maintenance. There is also a useful summerhouse/cabin plus workshop.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 60 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to



Bedroom



Shower Room

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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 Ulyyotts.

Regulated by RICS

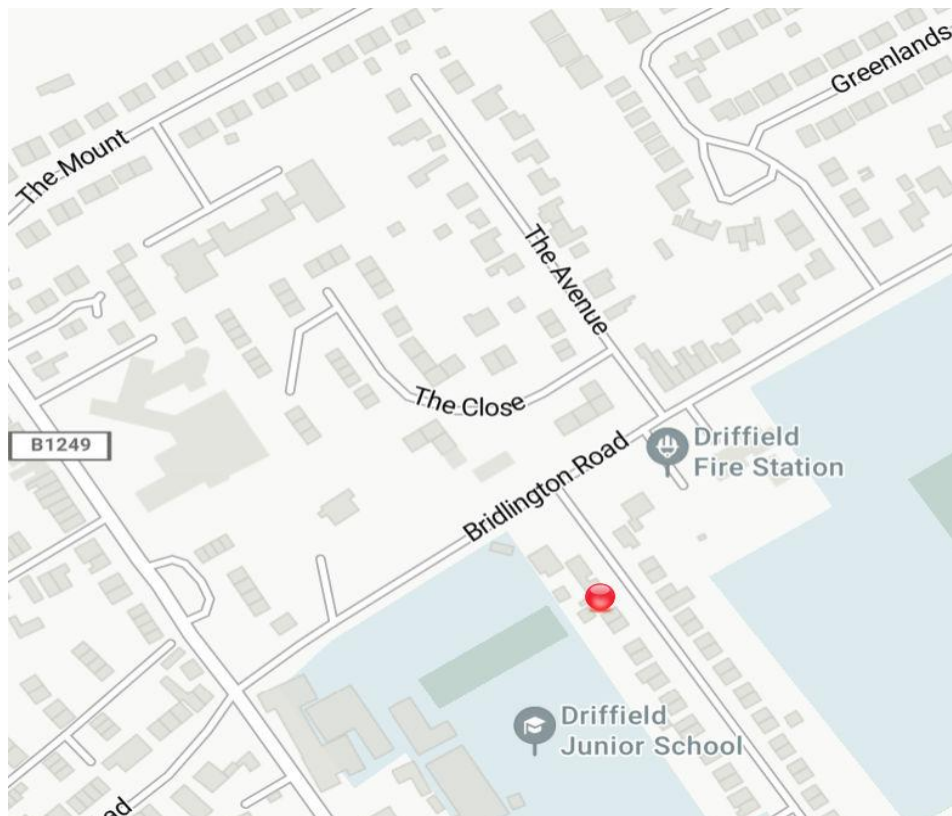
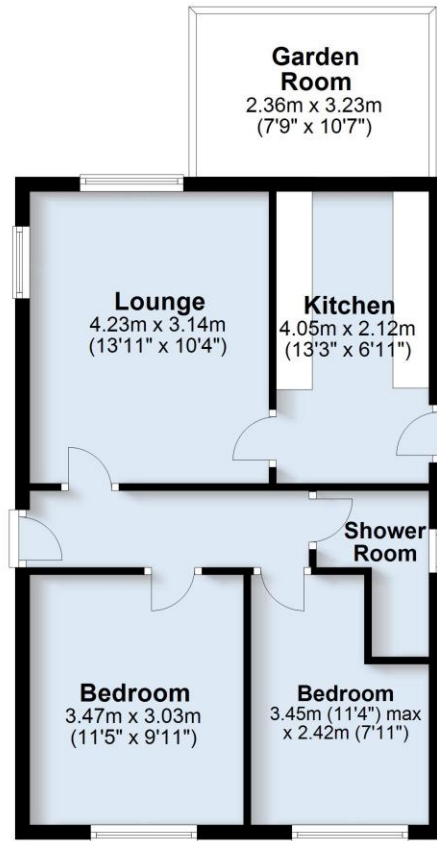


Front Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 60 sq m

Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



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