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Chartered Surveyors

**17 Manorfield Road
Drifffield
YO25 5JE**

Established semi-det house
Great family home
Up to 4 bedrooms

Large garden
Off-street parking
Single garage

**Asking Price Of:
£199,500**



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PROPERTY PROFESSIONALS SINCE 1891

17 Manorfield Road

Driffield

YO25 5JE



Located in a fabulous and much sought after setting, having extensive gardens to the rear, this is a superb family orientated property which has been enhanced by the addition of a loft conversion which combines superbly with the second bedroom to provide a very useful space which would be ideal for usage as first floor children's lounge with bedroom off, or indeed master suite with dressing room - but in truth a variety of uses.

The remaining accommodation includes front facing bay fronted lounge, separate dining room and extensive kitchen with range of custom made kitchen units plus two further bedrooms on the first floor.

DRIFFIELD

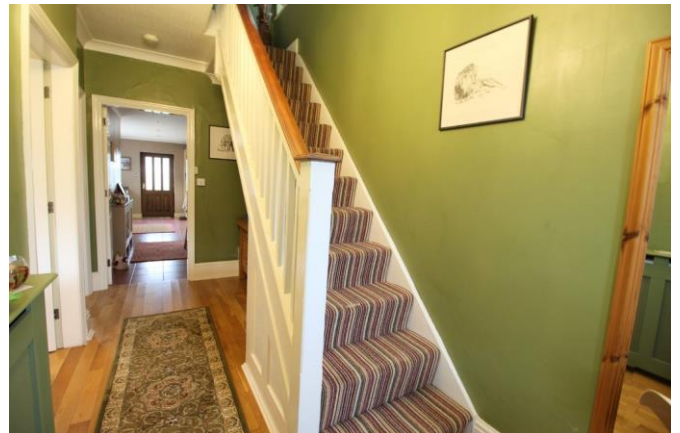
Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off and wooden flooring. Built-in Understairs storage cupboard.



LOUNGE 12' 9" x 11' 1" (3.91m x 3.39m)

With wooden flooring, front facing bay window, coved ceiling, fitted dado rail and feature log burning stove. Radiator.



Doors leading into:

SITTING ROOM/DINING ROOM 12' 6" x 12' 2" (3.82m x 3.72m) With wooden flooring, fitted dado rail, coved ceiling and radiator.



Built-in cupboards to alcoves and door leading onto the rear garden.

KITCHEN

21' 11" x 8' 9" (6.7m x 2.68m)

Extensively fitted with a range of custom built units with contemporary painted finish and including base and wall mounted cupboards. Panelled ceiling. Ceramic tiled floor and door to the rear.



FIRST FLOOR

LANDING

BEDROOM 1

12' 9" x 11' 2" (3.89m x 3.41m)

With front facing bay window. Radiator.



BEDROOM 2

12' 4" x 7' 8" (3.77m x 2.34m)

Radiator.



Stairs leading onto the second floor attic room.

BEDROOM 3

8' 5" x 7' 7" (2.59m x 2.33m)

Radiator.



BATHROOM

Contemporary suite comprising bracket wash hand basin, panelled bath and low level WC. Ceramic tiled floor and heated towel rail.



SECOND FLOOR

BEDROOM 4

11' 8" x 11' 0" (3.58m x 3.36 [overall]m)

Sloping ceilings.



OUTSIDE

The property stands back from the road behind an expanse of front forecourt and manicured garden. To the rear of the property is an extensive area of garden. There is also a single garage.



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 uPVC sealed unit double glazing throughout.

TENURE

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

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E.

SERVICES

All mains services connected.

NOTES

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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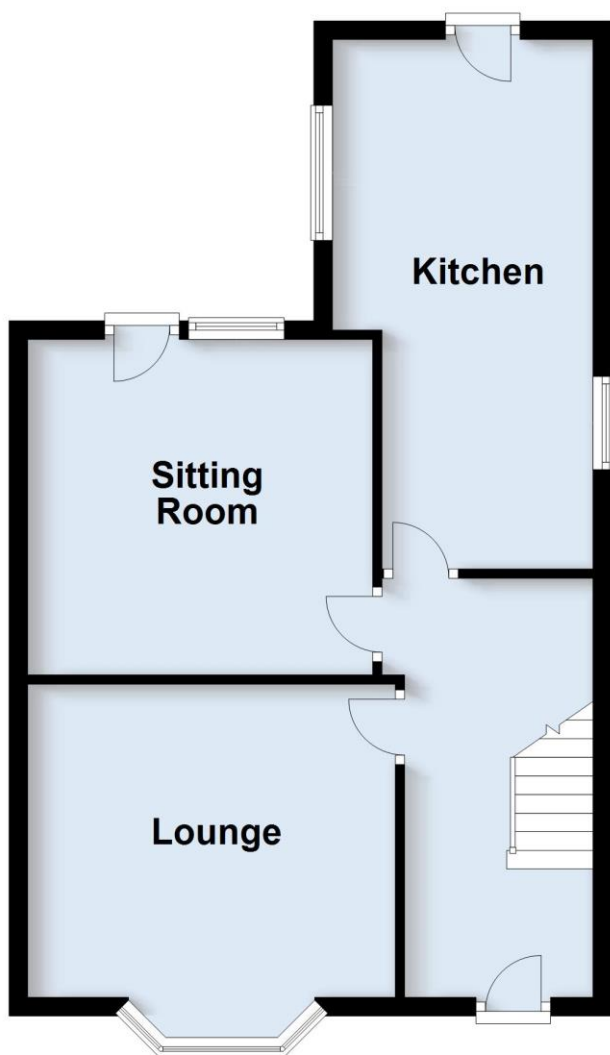
*by any local agent offering the same level of service.

VIEWING

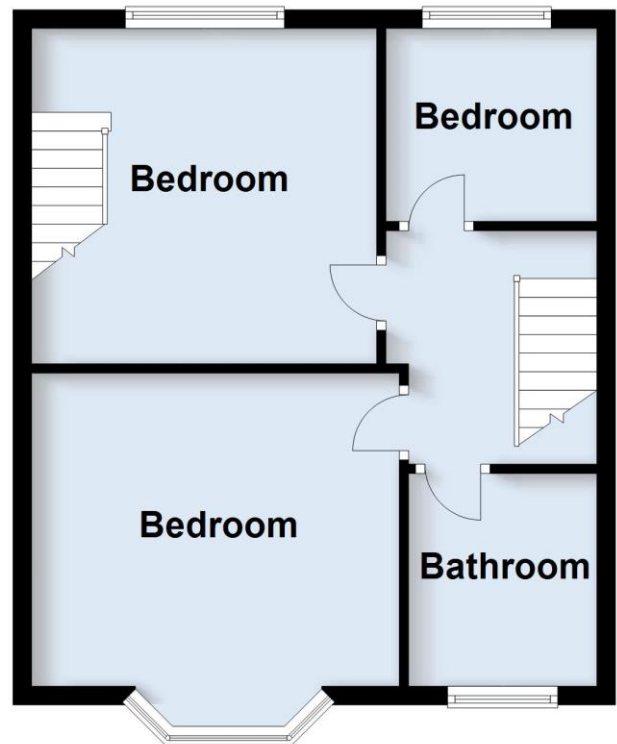
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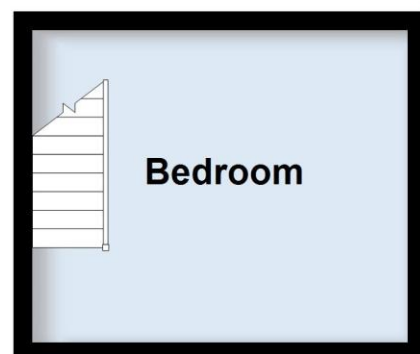
Ground Floor

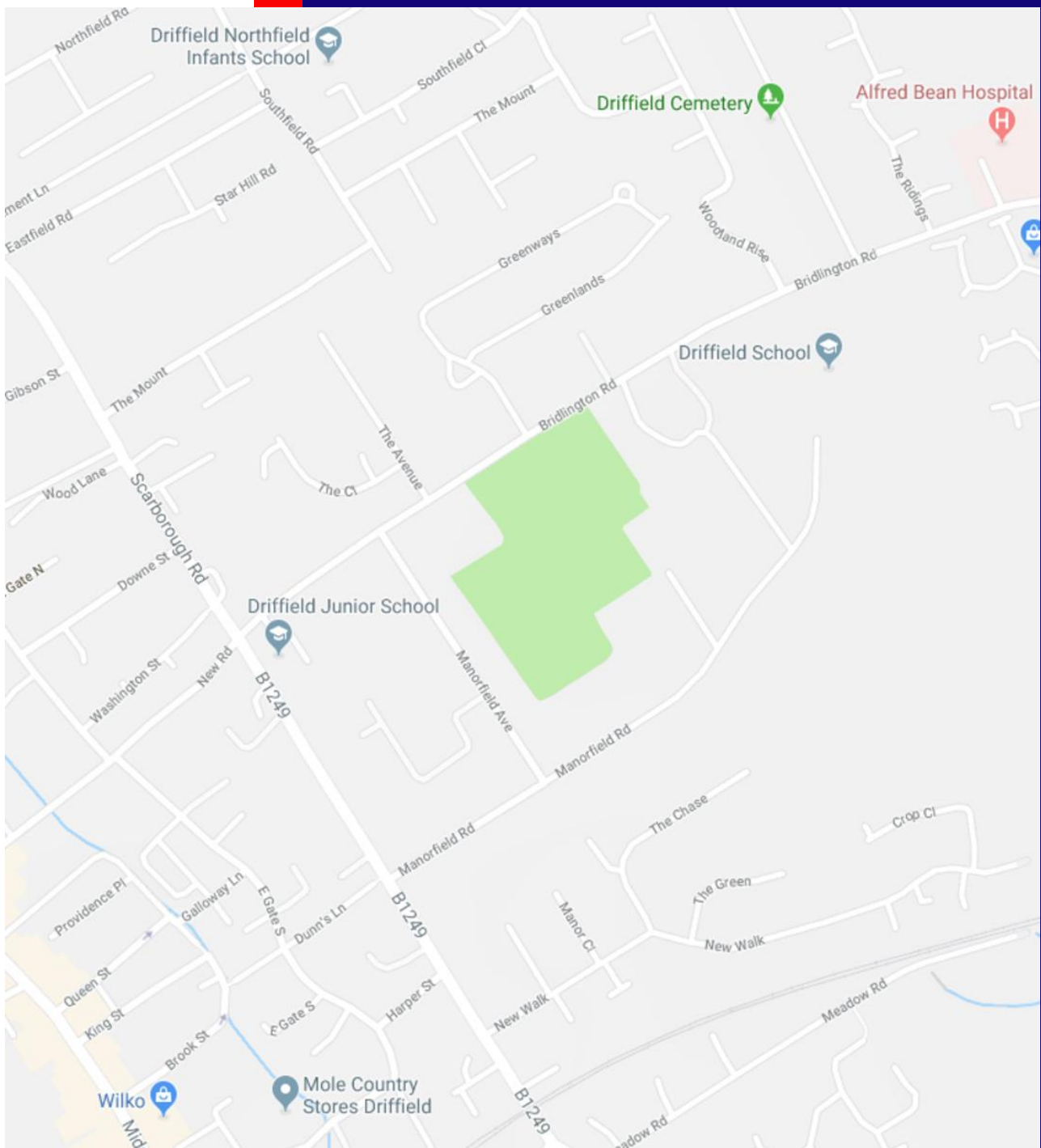


First Floor



Second Floor





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