



Manor Drive, Kirby Hill Guide Price £260,000

*** NO ONWARD CHAIN ***

An opportunity to acquire this spacious semi-detached bungalow which benefits from three well-proportioned bedrooms and a substantially boarded loft space. Externally it has both front and rear gardens and a 1.5 length single garage. The property is available for sale with vacant possession and no forward chain.



Accommodation

The property is entered via a UPVC double glazed door to the front elevation leading into the central hallway.

The sitting room is located towards the front of the property and is spacious in size with a large UPVC double glazed window to the front elevation allowing light to flow into the room. There is a feature electric fireplace with marble hearth and timber surround acting as the focal point of the room.



The kitchen is located towards the rear of the property and has a combination of base and wall storage units with timber effect laminate preparation surfaces which incorporate a stainless steel sink with drying area. The kitchen has space and necessary recesses for a number of appliances, including oven, fridge and washing provisions. There is also a useful storage cupboard and convenient side access door.

The property has three well-proportioned bedrooms and a modern fully-tiled wet room which includes a Mira shower unit, low flush WC, wash hand basin and heated towel rail.

'Space saver' stairs from the central hallway also lead up to a good size loft area which is where the gas boiler is located.



To The Outside

To the outside the property sits on a substantial plot with lawned front and rear gardens. The rear garden also has a flagged patio area ideal for enjoying the sunshine in the warmer summer months.

Running down the side of the property is a large concrete driveway which offers parking for multiple vehicles. There is also a carport and detached garage.

The property also has solar panels fitted to the roof which we have been informed by the vendor return approximately £1,000 per calendar year.

It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of B (90).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

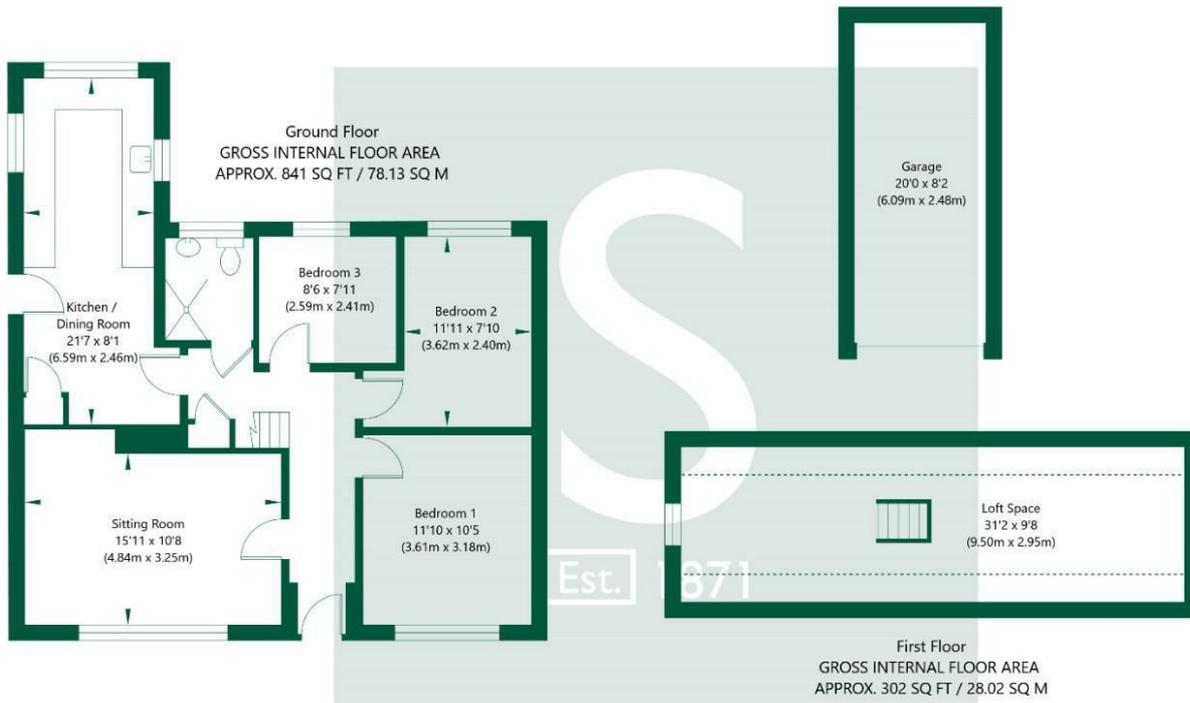
Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions



*Download speeds vary by broadband providers so please check with them before purchasing.

Manor Drive, Kirby Hill, York, YO51 9DY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1143 SQ FT / 106.15 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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