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Covering Yorkshire

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4 Manor Garth

Fridaythorpe, YO25 9SZ

Price Guide £315,000

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This beautifully designed detached family home offers four generous sized bedrooms with the master benefiting from en-suite facilities. The interior has been tastefiully updated by the current owners to include a stunning bespoke fitted kicthen with integrated 'Neff' applicances, a light and airy sitting room with newly installed wood burning stove with doors leading out to the private garden. The property benefits from all new windows and doors and is offered with no onward chain. Externally the garden is of a generous proportion with open views and a newly installed oil tank is hidden away which runs the central heating. With a garage and plenty of parking set on this lovely exclusive development, we would advise an early viewing not to miss out. Fantastic links between York, Driffield and the east coast.

- STUNNING FOUR BEDROOM DETACHED HOME IN THE SOUGHT AFTER VILLAGE OF FRIDAYTHORPE
- MASTER BEDROOM WITH EN-SUITE
- GUEST CLOAKROOM TO THE GROUND FLOOR
- GARAGE WITH OFF-STREET PARKING
- LOVELY ENCLOSED PRIVATE GARDEN
- CUL-DE- SAC POSITION
- EASY ACCESS TO YORK, MALTON, DRIFFIELD AND THE EAST COAST
- NO ONWARD CHAIN

Entrance Hall
With composite door to the front aspect, tiled flooring, radiator, stairs leading off to the first floor, built in understairs storage/cloaks cupboard and opening into the breakfast kitchen. Coving to the ceiling.

Dining Room
With UPVC double glazed window to the front aspect and radiator. Wood flooring.

Cloakroom/WC
Modern white suite with low level WC, pedestal hand wash basin with tiled splashback and radiator.

Kitchen
With a newly fitted range of wall and base units with complimenting silstone worksurfaces, integrated 'Neff' electric double oven, induction 'Neff' hob with extractor hood over, underlighting to units, 1 1/2 inset sink unit with mixer tap, integrated fridge freezer, dishwasher and plumbing for automatic washing machine. With a double glazed window overlooking the rear garden, radiator, tiled flooring and door leading out to the side garden.

Sitting Room
Beautifully presented sitting room with newly installed wood burning stove with feature lintel above, TV and telephone point, two radiators, UPVC double glazed window and patio doors opening onto the patio area.

First Floor Landing
Built in airing cupboard, loft access and doors leading off to the bedrooms and bathroom.

Master Bedroom
Lovely light and spacious double room with built in double wardrobe, radiator and UPVC double glazed window to the front aspect. Door leading to the en-suite.

En-suite
Modern white suite with low level WC, wall mounted hand wash basin with splashback, built in shower cubicle with electric shower, radiator and UPVC double glazed opaque window to the side elevation.

Bedroom Two
Double room with radiator, UPVC double glazed window to the front aspect and built in double wardrobe.

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Bedroom Three
Another double room (currently used as a guest room) with radiator and UPVC double glazed window overlooking the rear garden.

Bedroom Four
Generous size single room, currently used as a home office, with radiator, built in double wardrobe and UPVC double glazed window overlooking the rear garden.

House bathroom
Contemporary white suite with low level WC, pedestal hand wash basin and panel bath with electric shower over with shower screen. Part tiled walls, chrome ladder heated towel rail and UPVC double glazed opaque window to the rear aspect.

Exterior
The property is approached via a paved road with a block paved driveway to the front of the property providing parking for multiple vehicles. There is an open plan lawn with laurel hedge to the front. With wooden secure access gate which leads through to the back of the property where there lies a fully enclosed, lawned garden with fencing to the boundaries. There is a lovely patio area leading off the sitting room (perfect for eating al fresco in the summer months!) The property is also not overlooked but benefits from open fields beyond. A lovely, safe and secure place for both children and pets!

Garage
With up and over door, light and power.

Services
Oil fired central heating, mains water and electric. (New oil tank installed)

Council Tax Band D

Location
Fridaythorpe is a lovely village located in the East Riding of Yorkshire. It is situated approximately 8 miles north-east of Pocklington town centre and lies on the A166 road. The Yorkshire Wolds Way National Trail, a long distance footpath passes through the village and the village is the midpoint of the trail. The Village amenities include a Mace general shop and petrol filling station, an agricultural store, a vehicle mechanic business, and a cafe. The village is in a unique location on the middle of the A166 York-Driffield road and is at the very centre of the Wolds Way, a famous walking route across the wonderful Yorkshire Wolds. Nearby primary schools include Wetwang and Sledmere and the local secondary schools can be found in the nearby towns of Driffield, Malton or York.

The village is perfect for those looking for village life but also requiring easy access to York, Driffield, Hull, Malton and the coast or alternatively working from home.

Road Map

Hybrid Map

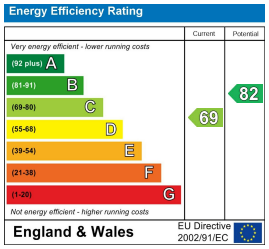
Terrain Map

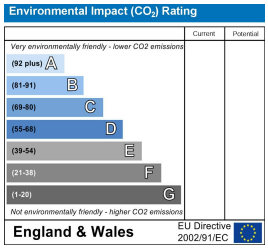
Floor Plan

Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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