



## 4 Manor Rise Main Street Driffield, YO25 3QU

**Guide price £180,000**

4 Manor Rise is a spacious three bedroom end-terrace home arranged over three floors. With open plan living, this versatile property is an ideal home for first time buyers, investors or families.

The accommodation briefly comprises; entrance hall, guest cloakroom, open plan kitchen/living and dining area and also a rear entrance to the ground floor. To the first floor two bedrooms and the house bathroom. The second floor offers a generous master bedroom with velux windows. To the rear is an enclosed low maintenance garden and off street allocated parking for two vehicles.

Foxholes is ideally placed within Ryedale due to its close proximity to the A1 - the longest numbered road in the UK - which allows residents to drive south to London, north to Edinburgh (and access everywhere in between). Surrounded by beautiful countryside and rolling hills, it is a truly lovely location for anybody looking for rural living within short distance to bigger towns like Driffield, Malton and Scarborough.

EPC Rating C

## ENTRANCE HALL

Door to front aspect, radiator.

## GUEST CLOAKROOM

5'8" x 3'8" (1.73m x 1.12m)



Low flush WC, wash hand basin, radiator.

## OPEN PLAN LIVING

22'8" x 11'10" (6.91m x 3.63m)

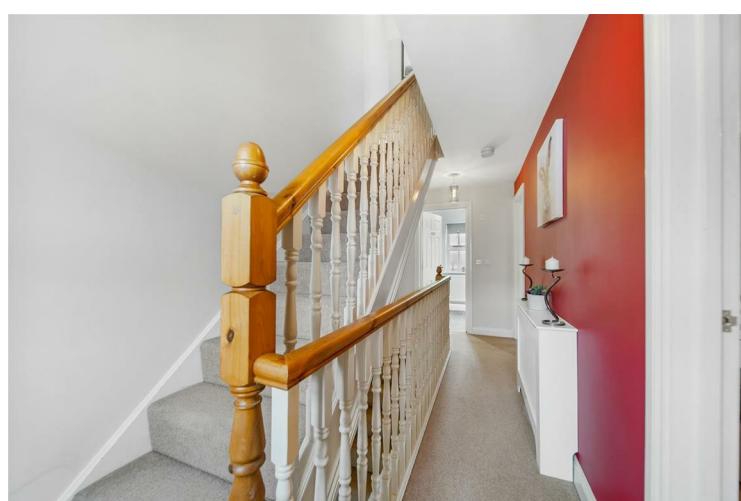


Windows to front and rear aspect, radiators, TV point and multiple power points. Open plan kitchen/dining room with a range of wall and base units with roll top work surfaces, sink and drainer unit, built in oven and ceramic hob. Space for fridge/freezer and washing machine.

## REAR ENTRANCE HALL

Door to rear aspect, stairs to first floor landing.

## FIRST FLOOR LANDING



Window to rear aspect, radiator and power points.

## HOUSE BATHROOM

6'7" x 6'5" (2.03m x 1.96m)



Window to front aspect, low flush WC, wash hand basin with pedestal, enclosed panel bath with mixer taps and shower attachment, radiator and extractor fan.

## BEDROOM THREE

9'10" x 8'9" (3.00m x 2.67m)



Window to front aspect, radiator, power points.

## BEDROOM TWO

12'5" x 8'9" (3.81m x 2.69m)



Window to rear aspect, radiator and power points.

## MASTER BEDROOM

11'10" x 11'8" (3.61m x 3.56m)



Velux windows to rear aspect, storage cupboard with eaves storage, power points.

## EXTERNAL & PARKING



Externally this property benefits from a low maintenance

rear garden. The property also comes with a parking space directly behind the garden providing off street parking for two cars.

**EPC RATING**

C

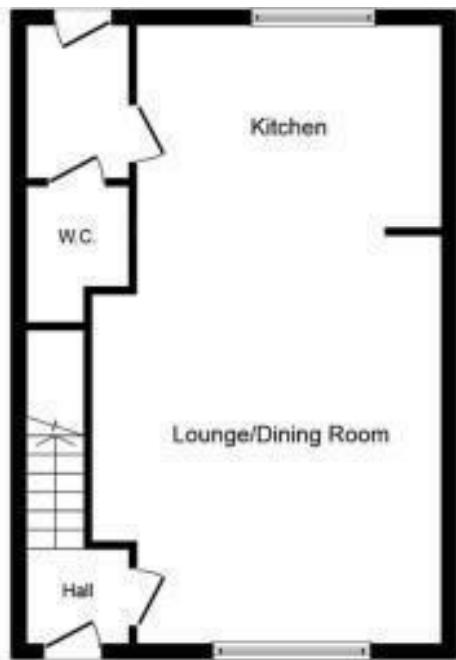
**OUNCIL TAX BAND**

B

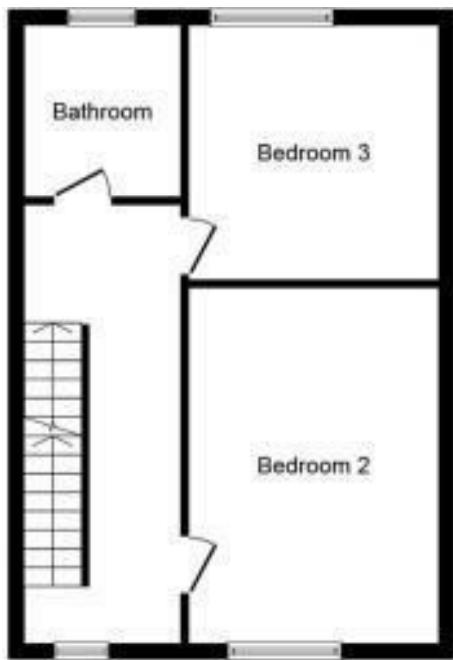
**SERVICES**

Oil central heating, mains water and drainage.

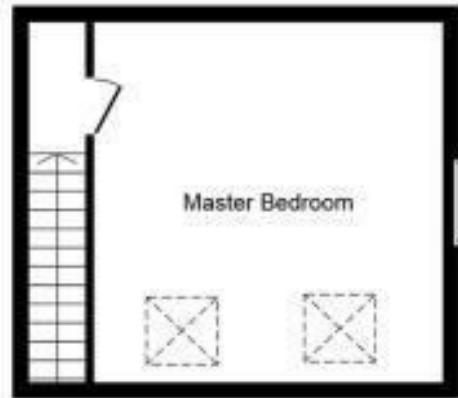




**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Map data ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)  
6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398