



Manor Farm Court, Driffield

YO25 3QT



Offers In Excess Of
£240,000



Manor Farm Court, Driffield

DESCRIPTION

Welcome to Manor Farm Court in the Yorkshire Wolds village of Foxholes which is a short drive from the stunning Yorkshire coast! This delightful end terrace house offers a perfect blend of comfort and style.

The open-plan ground floor features a welcoming living room, a modern kitchen, and a dedicated dining area, making it an ideal space for family living and entertaining. A convenient utility room with WC adds to the functionality of the home, complemented by efficient oil central heating throughout.

On the first floor, you'll find two well-sized double bedrooms with large, recessed built in wardrobes and a stylish family bathroom, offering comfort and convenience for daily living. The second floor boasts another generously sized double bedroom complete with a walk in wardrobe which could be altered to be an ensuite.

Outside, the property features a charming garden which is private and enclosed with a summer house, perfect for relaxing, hosting, or pursuing hobbies. With car parking for up to three cars, and with prime view next to the village green, this home combines modern amenities with outdoor appeal, making it an excellent choice for families or professionals.

Located in the picturesque village of Foxholes, a peaceful village nestled in the East Riding of Yorkshire, offering a close-knit community, scenic countryside views, and convenient access to nearby towns and cities.

Don't miss out on the opportunity to own this charming house in a desirable location. Contact us today to arrange a viewing and take the first step towards making Manor Farm Court your new home.







HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
958.53 ft²
89.05 m²

Reduced headroom
20.26 ft²
1.88 m²

(1) Excluding balconies and terraces

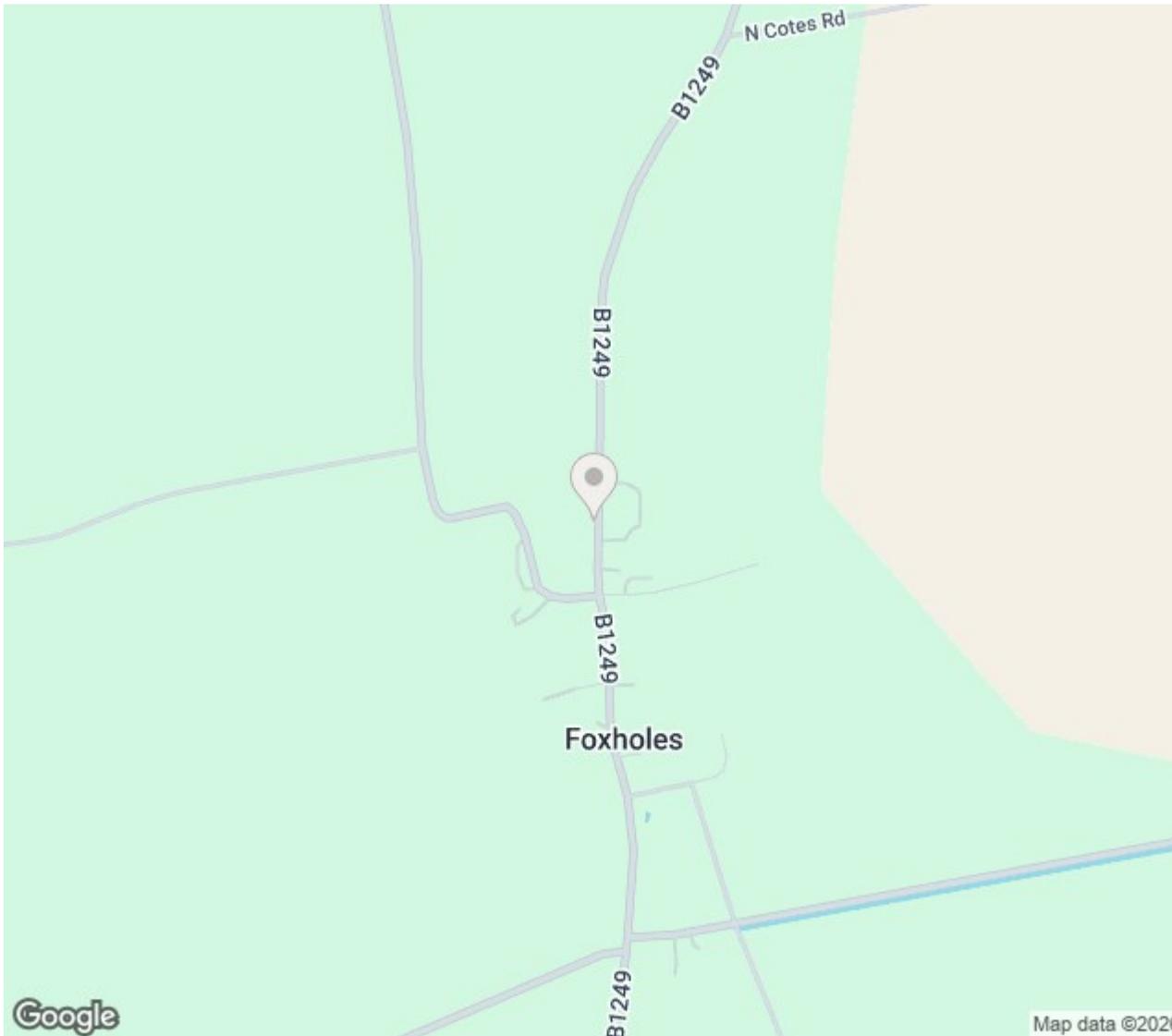
Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.