



3 Manor Green, North Frodingham, Drifffield, East Riding of Yorkshire, YO25 8JH

DETACHED FAMILY HOME ON A PRIVATE ROAD IN AN EXCLUSIVE CUL-DE-SAC
WITH WRAPAROUND GARDENS AND VERSATILE LIVING SPACES OFFERED FOR SALE
WITH NO CHAIN INVOLVED.



Welcome to Manor Green, North Frodingham. This detached property is set on a quarter-acre plot on a private road in a sought-after cul-de-sac, offering ample driveway parking, an attached double garage, and wraparound gardens. With approximately 2,400 square feet of living space, the home is thoughtfully designed for family life, featuring four double bedrooms, a spacious kitchen with dining area, and flexible spaces such as a home office and snug/playroom. The property also benefits from modern features like solar panels with battery storage and air conditioning in all four bedrooms.

This property is Contract Ready, the legal work has already started, saving time, reducing risk, and helping your move go smoothly. See below for details.

What We Love

This home offers a fantastic balance of space, privacy, and practicality, making it ideal for families.

The wraparound gardens provide plenty of room for outdoor activities, while the patio terrace is perfect for entertaining or relaxing.

The cul-de-sac setting ensures a quiet and exclusive feel, and the hedging adds a sense of seclusion.

North Frodingham is a welcoming village with a strong sense of community, offering convenient access to Drifffield, Beverley, and the East Yorkshire Coast. The area is popular with families and professionals alike, thanks to its excellent road links, local amenities, and proximity to countryside walks.

Living here means enjoying a peaceful lifestyle while staying 'connected to nearby towns and attractions'.





What the Owner Loves

We've loved living here as a family. The layout of the house has been perfect for us, with plenty of space for everyone to have their own area while still feeling connected.

The kitchen and dining room have been the heart of the home, where we've spent countless evenings together.

The gardens have been a real highlight, giving us space to play, relax, and entertain. The cul-de-sac is quiet and safe, and the village has a lovely community feel.

We've also appreciated the modern features like the solar panels and air conditioning, which have made the home comfortable and efficient.



Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E*

Fixtures & Fittings

The house batteries may be purchased with the property but are subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



CCTV: The property has external cameras to the front and rear.

What Contract Ready Means for You — the Buyer

When a seller is Contract Ready, it means all the key legal documents are prepared before a sale is agreed, so everything's ready to go as soon as the offer is accepted, with no cost to you.

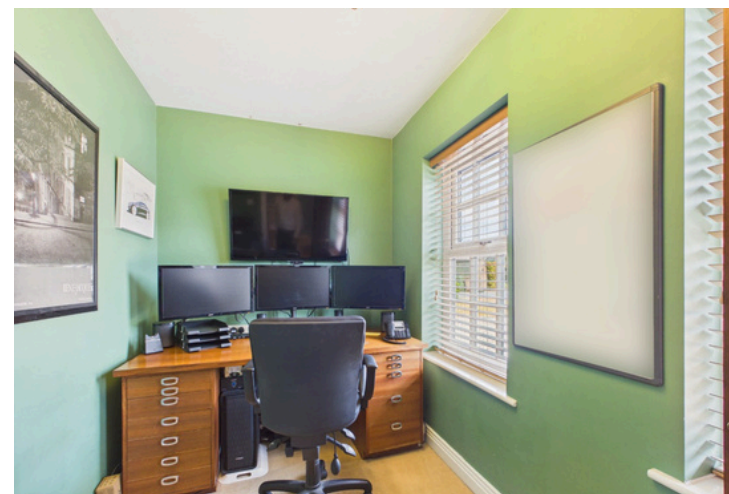
This includes:

- Proof of ownership and authority to sell
- Seller's Property Information Forms (TA6, TA10)
- Draft contract of sale

Your solicitor usually receives the full legal pack within 48 hours, so they can get to work immediately.

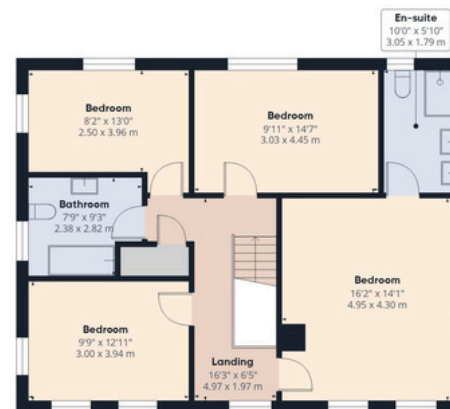
How this helps you:

- Reduces the number of enquiries going back and forth
- Smoother and potentially quicker sale
- Lowers the risk of the sale falling through





Ground Floor



First Floor





8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

