



**Manor Drive, Kirby Hill**

£440,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)



Manor Drive,  
York YO51 9DY

Est. 1871

£440,000

\*\*\*\* STUNNING OPEN REAR ASPECT \*\*\*\*

An immaculately presented detached bungalow offering flexible internal living accommodation, and featuring modern fixtures and fittings, ideal for couples and retirees.

An immaculately presented, and significantly improved, detached bungalow located within a short distance of the market town of Boroughbridge and offering quick and easy access to the A1 motorway.

The property offers a stunning rear aspect across open countryside and benefits from ample off street parking and garage.

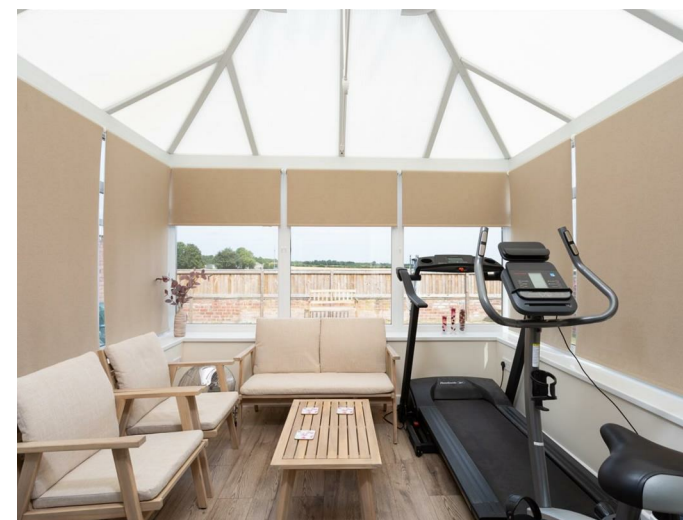
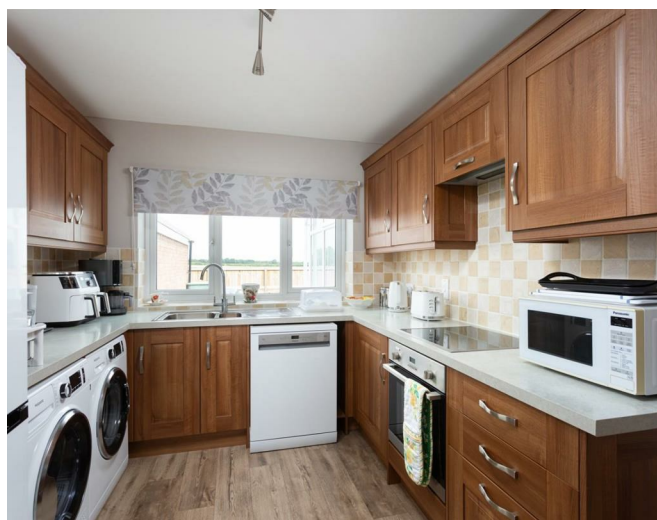
Internally, the property is entered via a uPVC framed double glazed front door into an entrance porch, which leads through into a spacious reception hall servicing all the downstairs accommodation.

The hall includes a radiator, loft hatch and cloaks cupboard.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

The principal reception room is a spacious lounge located at the front of the property, having a living flame coal effect gas fire set on a crushed stone hearth with matching surround. The lounge includes a television aerial point and radiator.

The kitchen is located at the rear and has a range of built-in base units with



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: D - North Yorkshire Council  
EPC: D (63)  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in electric oven and induction hob with extractor. There is plumbing for a washing machine and dishwasher, as well as space for a tumble dryer and fridge freezer unit. The kitchen houses the Worcester gas fired central heating boiler and benefits further from a radiator.

There is a separate dining room / third bedroom, with bifold doors which lead through into the rear conservatory being of brick and uPVC construction, with surrounding casement windows, rear entrance door and stunning open rear aspect.

In addition to the flexible third bedroom, there are two further double bedrooms within the property located at the front and rear, and both of which benefit from uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by a house bathroom with underfloor heating which has a low flush W.C., wash hand basin and inset panelled bath with separate shower area with full height Travertine tiled surround. There is a wall mounted heated towel rail as well as recessed ceiling down lighters.

The property is accessed directly off Manor Drive onto a block paved front and side driveway which provides off street parking for numerous vehicles.

The driveway in turn gives access to a single garage which has an up and over garage door and is equipped with electric, light and power.

The property's front garden is low maintenance in nature being comprehensively laid to gravel and there is gated access from either side of the property through to the rear.

Running full width across the rear elevation is a block paved patio which provides ample space for free standing garden furniture, ideal for outside entertaining.

There is a raised rectangular lawn, and the rear garden is fully enclosed to all sides by walled boundaries.

An outside water tap is located off the rear elevation and one of the outstanding features of the property is the stunning rear aspect across open fields.

An early inspecting is strongly recommended to appreciate the true quality of the accommodation on offer.

## Partners:

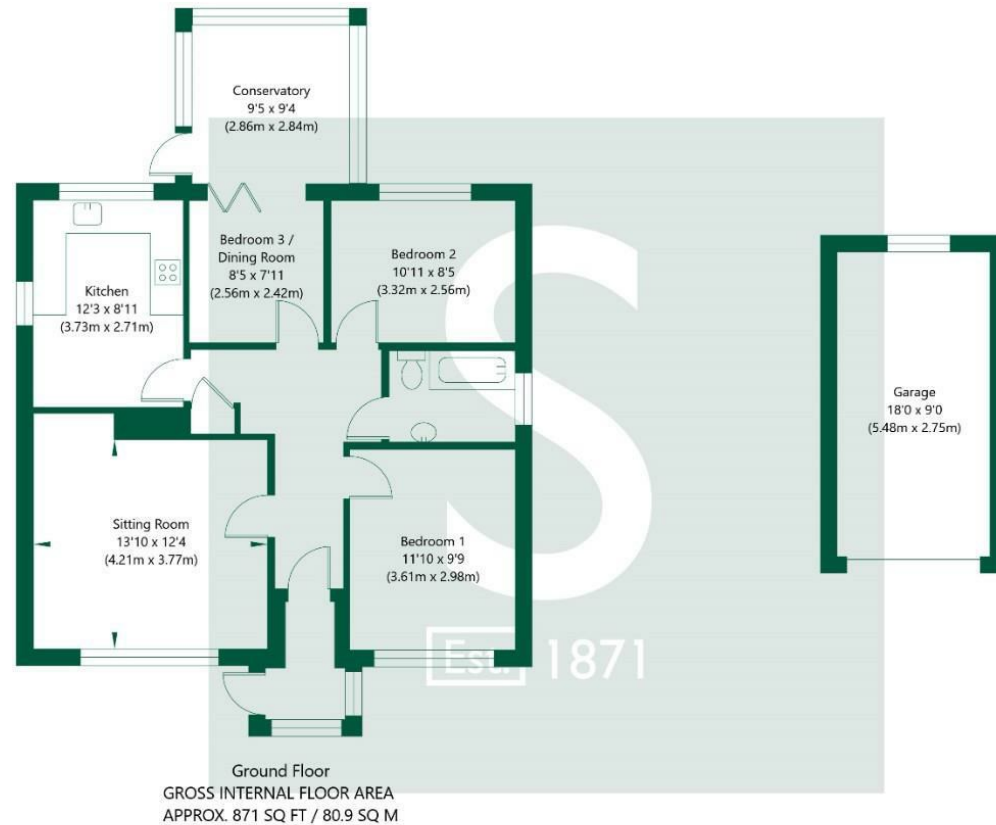
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
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Manor Drive, Kirby Hill, Boroughbridge, York, YO51 9DY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ FT / 80.9 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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