



Dee Atkinson & Harrison

KIRKDALE, 20 BEVERLEY ROAD, DRIFFIELD, YO25 6RZ, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'KIRKDALE'
20 BEVERLEY ROAD,
DRIFFIELD,
EAST YORKSHIRE,
YO25 6RZ

Offers in the region of
£525,000

Beverley 14 miles | Bridlington 13 Miles
| Hull 23 Miles | York 28 miles

'Kirkdale' is a fine semi-detached Victorian family home that occupies a large plot within one of Driffields' most sought-after residential locations. The accommodation boasts great character and charm, with many of the original architectural features remaining intact. The centrally heated and partly double-glazed accommodation extends to approximately 2435 sq ft, spread over three floors, with a most attractive full-turn staircase leading off a welcoming entrance hall, to the upper floors. Despite this substantial floor area, Kirkdale is by no means rambling. All rooms are beautifully proportioned, as you would expect from a property of this era.

In addition to the fine accommodation, the gardens are a particularly attractive feature. They are generous in size, well maintained, and provide an excellent degree of privacy. The property also enjoys a private drive with space for two vehicles and a detached double garage.

Location

The property stands on the corner of Beverley Road and St Johns Road, one of the Town's most sought-after locations. As such, it lies within comfortable walking distance of the Town Centre and the train station, which has a regular service from Scarborough to Hull and a direct connection to London with Hull Trains.



Accommodation

Porch

The upper part being glazed in leaded stained glass, ceramic tiled floor and door opening into:

Entrance Hall

This most attractive and welcoming Hall features an impressive full-turn staircase to the upper floors, moulded cornices, two double radiators, exposed pine floorboards and a thermostat for the central heating.

Cloakroom

with low-level WC and wash hand basin.

Lounge

With open fire set in an attractive Victorian cast iron fireplace with tiles insert, deep bay window to the South elevation, TV aerial point, two double radiators, moulded cornices to the ceiling, picture rail and ceiling rose.

Dining Room

A beautifully proportioned reception room with a Victorian fireplace providing the main focal point. Bay window to the west elevation, two radiators, moulded cornices to the ceiling, picture rail and ceiling rose.

Study

With radiator, picture rail, and wall-mounted gas-fired central heating boiler.

Breakfast Room

with alcove cupboards, chimney breast housing a small electric log burner-style fire, TV aerial point, coving to the ceiling and clothes airer.

Kitchen

Recently refitted with a comprehensive range of Shaker-style base, wall, and drawer units with contrasting work surfaces and tiled splash-backs. One-and-a-half bowl sink with drainer and mixer tap, free-standing Rangemaster double oven with five-ring gas hob and fitted extractor hood over. Integrated dishwasher and fridge/freezer. Under-cabinet lighting, half vaulted ceiling with spotlights, garden views, rear entrance door and underfloor heating.

Landing

A split-level landing with an attractive full-turn staircase leading up to the second floor. moulded cornices, built in airing cupboard housing hot water cylinder, radiator, and thermostat for the first and second floor heating.

Master Bedroom

With an ornate cast iron fireplace, moulded cornices, a built-in wardrobe, and a radiator.

En-suite Shower Room

With a corner shower cubicle, low-level WC and pedestal wash hand basin. Chrome heated towel rail, ceramic tiled floor and moulded cornices.

Bedroom Two

With twin sash windows to the west elevation, a radiator, a twin vanity wash hand basin, and a radiator.

Bathroom

Fitted with a Victorian-style four-piece suite, including a fully tiled corner shower cubicle, cast iron roll-top bath on feet, pedestal wash basin and low-level WC, half panelled walls, combination towel rail and radiator, electric shaver point.

Bedroom Three

Another spacious double bedroom with window to the rear elevation, central heating radiator, vanity wash hand basin and original fireplace.





Upper Landing

With skylight, and doors to:

Bedroom Four

With ornate fireplace, radiator and uPVC gable window.

Bedroom Five

With a single radiator and Velux window.

Bedroom Six

With an ornate fireplace, radiator and uPVC gable window.

Outside

The gardens are a particularly impressive feature of this outstanding property being well maintained and offering an excellent degree of privacy. Mainly laid to lawn with well-established borders and mature trees. To the rear is a secluded gravelled patio area and a summer house with power connected.

The property also enjoys two brick outbuildings. The first is utilised as a laundry room fitted with a washing machine, dishwasher and two fridges. There is also a useful outside toilet alongside the coal house / wood store.

A private drive off St Johns Road provides off-street parking for several vehicles and gives access to:

Detached Double Garage

With up and over doors, power and light connected.

Services

All mains services are connected to the property. Central heating is from a gas fired boiler located in the study.

Tenure

The property is held under freehold title. Vacant possession of the house and gardens will be available on completion.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band D.

Viewing

Strictly by appointment through the Sole Agents on 01377 241919.





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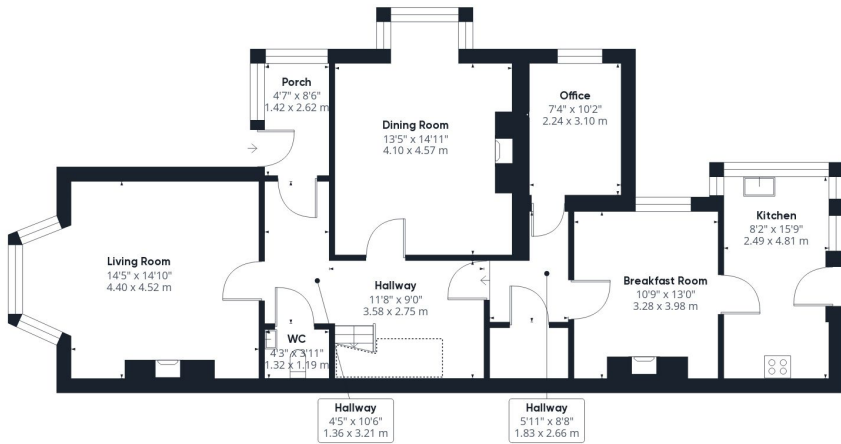
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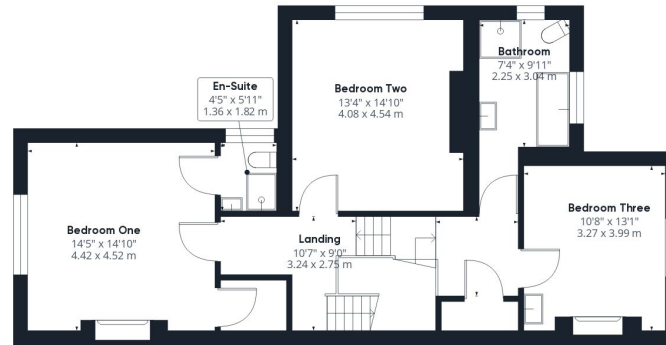
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Ground Floor



Floor 1



Floor 2

EPC GOES HERE

Approximate total area⁽¹⁾

2434.19 ft²
226.14 m²

Reduced headroom

23.36 ft²
2.17 m²

(1) Excluding balconies and terraces

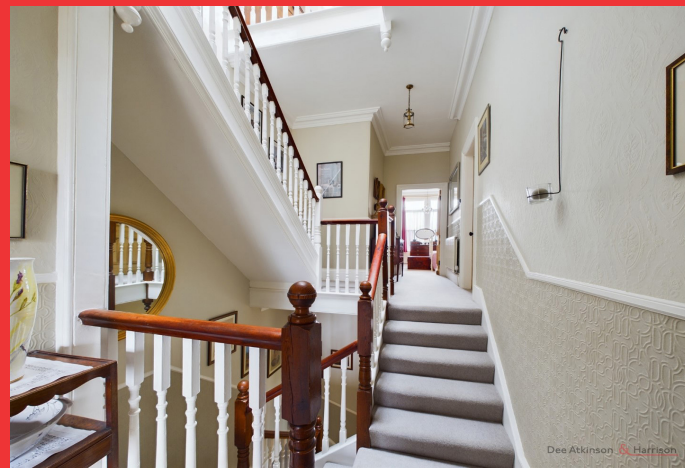
⌄ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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