



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

38 ST JOHNS ROAD, DRIFFIELD, YO25 6RS EAST YORKSHIRE

'38 ST JOHNS ROAD' DRIFFIELD, YO25 6RS

Asking Price

£500,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

Located in a well regarded and exclusive area, 38 St Johns Road is a double front, detached, four bedroom property. The current owners have renovated and restored this home throughout showing great care and attention to detail. They have created a modern day look whilst also retaining the characteristic features it already had. The accommodation offers versatility and an abundance of space both internally and externally and boasts a stunning landscaped garden which would be perfect for outdoor entertaining.

Offered to the market in turn key condition, viewings are highly recommended to appreciate just how special and unique this property really is.

The property briefly comprises:- entrance hall, three reception rooms to the ground floor, open plan kitchen/dining/living area, utility room and cloakroom. To the first floor there are four bedrooms and family bathroom. There is a large rear garden, outbuilding currently used as a bar, seating area and ample off street parking to the front of the property.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



ENTRANCE HALL- 19'11 (6.08m) x 5'3 (1.61m)

Beautiful and inviting entrance with composite door to the front aspect, unique window to the rear aspect, coving, dado rail, stairs leading to the first floor landing, understairs storage cupboard, laminated wood flooring, cast iron radiator and power points.

LOUNGE- 14'8 (4.49m) x 12'0 (3.66m)

Boasting natural light and charming features with bay window to the front aspect, coving, picture rail, feature fireplace with log burning stove, stone hearth and mantle piece, laminated wood flooring, radiator, TV point and power points.

SECOND LOUNGE- 15'0 (4.59m) x 12'6 (3.83m)

Secondary reception room enjoying a bay window with window seat/storage to the front aspect, coving, dado rail, feature fireplace with log burning stove, stone hearth and wooden surround, laminated wood flooring, radiator and power points.

DINING ROOM/STUDY- 13'1 (3.99m) x 10'8 (3.27m)

Hugely versatile third reception room which the current owners use as a home gym/office enjoys windows to the rear aspect, coving, dado rail, feature fireplace with gas fire and granite hearth and wooden surround, handy storage cupboards which are original, laminated wood flooring, radiator and power points.

OPEN PLAN KITCHEN/LIVING/DINING ROOM- 26'0 (7.93m) x 12'2 (3.72m)

Extended to the rear to create an impressive and modern day living kitchen area which benefits from Bi-Folding doors to the rear, velux window, additional windows to the side aspect, coving, tiled splash back, Oak fitted kitchen with a range of wall and base units and under cabinet lighting, one and

a half sink with drainer unit, integrated dishwasher, integrated fridge, space for American style fridge/freezer, Rangemaster five hob gas oven, splash back, extractor hood, wood effect cushioned flooring, radiator, TV point and power points.

UTILITY ROOM- 11'5 (3.48m) x 5'6 (1.70m)

Well proportioned utility room with composite door and window to the side aspect, wall mounted gas boiler, base units with worktop, plumbing for washing machine, space for additional white goods, wood effect cushioned flooring, radiator and power points.

CLOAKROOM- 3'3 (0.99m) x 5'8 (1.75m)

Stylish and benefitting from a opaque window to the front aspect, partially panelled walls, low flush WC, sink with vanity unit and mixer tap, wood effect cushioned flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 2'8 (0.84m) x 9'4 (2.85m)

Coving, dado rail, feature stained glass window to the mid landing over looking the garden, fitted carpets and power points. There is also access to the loft which is boarded out.

BEDROOM ONE- 11'8 (3.56m) x 17'9 (5.42m)

Generous size and sophisticated primary bedroom with window to the front aspect, coving, picture rail, feature Victorian cast iron fireplace, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'8 (3.56m) x 12'1 (3.70m)

Additional double bedroom with window to the front aspect, coving, picture rail, feature Victorian cast iron fireplace, fitted carpets, radiator, telephone point, TV point, telephone point and power points.

BEDROOM THREE- 10'1 (3.08m) x 12'0 (3.68m)

A third double bedroom with window to the rear aspect, coving, picture rail, feature Victorian cast iron fireplace, fitted carpets, radiator, telephone point and power points.

BEDROOM FOUR- 10'1 (3.08m) x 5'5 (1.66m)

Window to the rear aspect, inset spotlights, coving, fitted carpets, radiator and power points.

FAMILY BATHROOM- 6'10 (2.10m) x 6'5 (1.97m)

Modern and attractive bathroom with opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, panelled bath with over head shower attachment and glass shower screen, vertical Anthracite radiator, laminated flooring and extractor fan.

GARDEN

The main focal point of this property is the stunning East facing garden which has been carefully thoughtout to capture the sun all day long. The garden offers multiple seating areas, a large lawned area, decking, patio to the side which boasts a lovely seating space to sit and catch the afternoon sun. There is also a beautiful pergola which benefits from an outdoor style kitchen/barbeque area, planted flower, tree and shrub borders, garden shed, timber fencing ensuring full security of the garden and gated side access.

OUTBUILDING/BAR- 9'1 (2.77m) x 12'5 (3.79m)

Fabulous addition to the garden which could be used for a multitude of different things. It is currently being used as an entertaining bar area which is great for buyers who enjoy socialising outdoors. The bar is built from quality timber, double glazed double doors and windows to the front aspect, feature electric log effect fireplace, laminated flooring, lighting and power points.



PARKING

Gravelled off street parking for multiple cars.

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

EPC- D

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.







Ground Floor

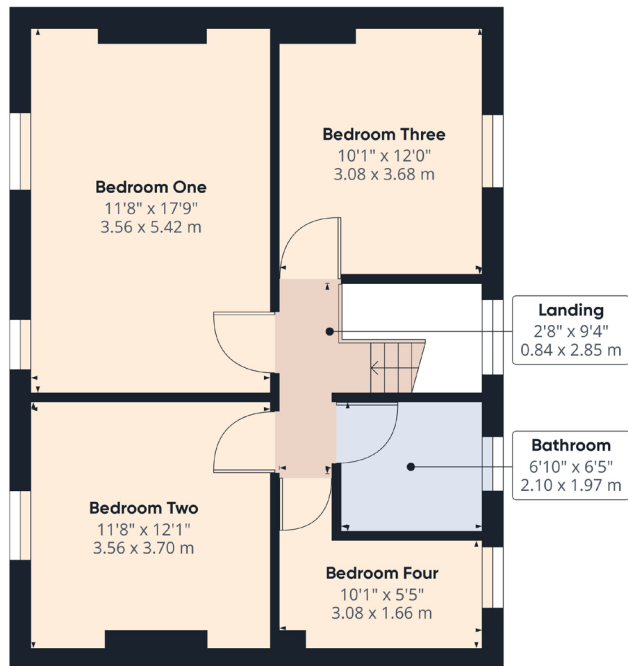


Approximate total area¹⁾
1071.79 ft²
99.57 m²

(1) Excluding balconies and terraces

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

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Floor 1



Approximate total area¹⁾
613.44 ft²
56.99 m²

(1) Excluding balconies and terraces

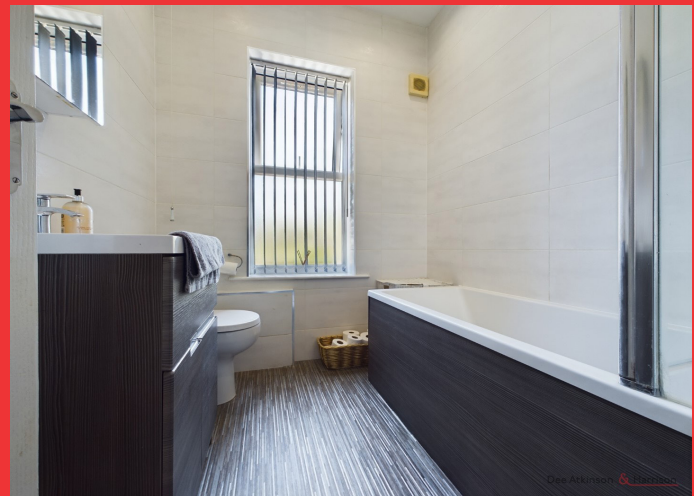
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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