



Rokeby, 36 St John's Road, Driffield, East Yorkshire, YO25 6RS

FINE & COUNTRY

A DETACHED PERIOD HOME OF CONSIDERABLE DISTINCTION - OFFERED WITH NO ONWARD CHAIN



‘Rokeby’ is a delightful and spacious detached home, steeped in history since its construction in the 1870s. Located on one of Driffield's most esteemed roads, it offers convenient access to local amenities, schools, and the train station. The property is rich in period charm, featuring sash-style double glazed windows, internal wooden shutters, cornices, ceiling roses, and feature fireplaces, all adding to its unique character.

Summary

The ground floor greets you with a large open entrance hallway and an elegant staircase. It includes a cosy sitting room, a dining room, a day room leading to the impressive breakfast kitchen, a utility room, guest cloakroom, and a boot and boiler room. On the first floor, you'll find the principal bedroom with en-suite shower room and dressing room, three additional double bedrooms, a study or fifth bedroom, a house bathroom, and a separate WC.

The exterior offers off-road parking and a detached double garage. A side path leads to a spacious, walled private garden, featuring a lawned area surrounded by various trees and plants, a paved patio, and a decked terrace area perfect for sunny afternoons and social gatherings.

Agent's Perspective

This is a truly remarkable home brimming with character and situated in one of Drifffield's most sought-after locations. Just a short walk from central amenities, the property offers incredibly spacious and beautifully presented accommodation that is sure to impress. The enchanting gardens envelop the house, providing excellent privacy and a superb setting for outdoor enjoyment. Viewing is a must to appreciate the full extent of this stunning home's size and quality.





Location

Driffild is a traditional established market town which offers an excellent range of shopping facilities. The larger towns and cities are within easy travelling distance either by road, rail or bus. There are excellent sports facilities including rugby, cricket, football, golf, hockey and tennis clubs. The town and villages provide a host of pleasant pubs and eating houses.

Tenure

The tenure of 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 F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be 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.

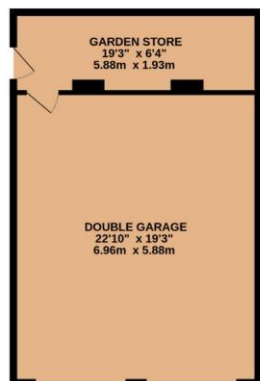
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

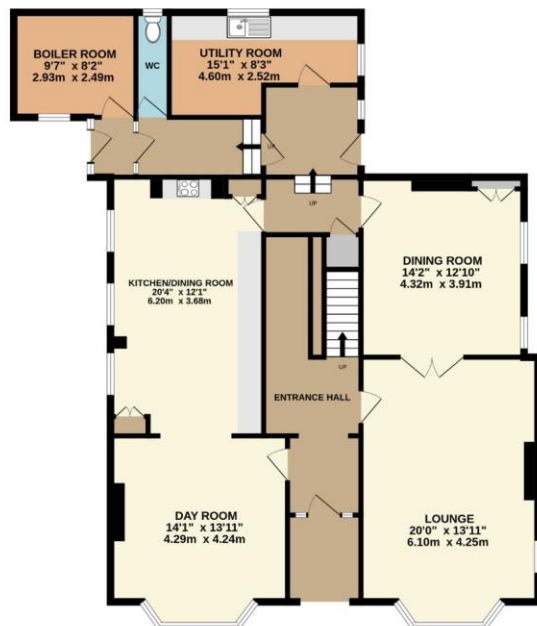
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GARAGE/OUTBUILDING
558 sq.ft. (51.8 sq.m.) approx.



GROUND FLOOR
1445 sq.ft. (134.3 sq.m.) approx.



1ST FLOOR
1227 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 3230 sq.ft. (300.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

