



36 York Road
Little Driffield, East Yorkshire YO25 5XD
Offers over £500,000

WP WOOLLEY
& PARKS

*** A TRULY EXQUISITE FAMILY HOME WITH GENEROUS GARDEN, SUBSTANTIAL GARAGE AND STABLE BLOCK *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Enjoying a tranquil setting in the much sought after village of Little Driffield, this IMPRESSIVE family home really must be viewed in order to gain a true feel for it's deceptive size and immaculate quality! It is understood that the property was originally two separate cottages which underwent a comprehensive remodelling and renovation in 2010, creating a modern and energy efficient home which has been further enhanced by the present owners in recent years. The accommodation briefly comprises of Entrance Hall, Shower Room, Lounge, Snug and a SUPERB Dining Kitchen to the ground floor, Main Bedroom with Luxurious En-Suite Bathroom and three further double Bedrooms to the first floor, and a generous fifth Bedroom and Attic Store to the top floor. Externally, the property enjoys driveway parking with a carport giving through access to the rear and a substantial detached Garage with loft store. A generous garden plot extends to approximately 0.25 Acres and is beautifully landscaped, enjoying a southerly aspect and includes two stables with tack store.



Entrance Hall 9'4" x 6'2" (2.84m x 1.88m)
A modern composite entrance door, with double glazed panel details, opens from an attractive oak framed canopy porch into a welcoming hallway, with radiator, telephone point and fitted carpet.

Shower Room 7'6" x 6'4" (2.29m x 1.93m)
A stylishly appointed facility features a modern white suite comprising corner shower enclosure, pedestal wash basin and WC, with attractive wall tiling, quality tile-effect cushioned vinyl flooring, chrome towel radiator, extractor fan, backlit vanity mirror and a double glazed sash window to the front elevation.

Lounge 15'0" x 13'10" (4.57m x 4.22m)
A very nicely proportioned main reception room enjoys plenty of natural light, having double glazed French doors to the south-facing rear elevation, which open to a resin-laid patio area. The focal point of the room is a wonderful exposed brick feature chimney breast with oak mantel top and niche housing a wood burning stove. With TV/media points, radiator and fitted carpet.

Snug 13'0" x 11'4" (3.96m x 3.45m)
A lovely second reception room with beautiful engineered oak flooring, radiator, TV/media points and twin double glazed sash windows to the front elevation. A cast iron open fireplace, with slate tiled hearth and pine mantelpiece surround, creates an appealing focal point.

Dining Area 16'1" x 10'1" (4.90m x 3.07m)
A wonderful social dining space which is open plan to the Kitchen, creating that sought after 'hub of the home'. With a painted brickwork chimney breast niche housing a solid fuel Rayburn stove, radiator, access to understair storage cupboard and attractive porcelain floor tiling extending through to the Kitchen.

Kitchen 14'7" x 10'11" (4.45m x 3.33m)
A quite fabulous Kitchen is comprehensively fitted with a range of base, wall and drawer units in a stylish sage Shaker finish, with granite worktops incorporating a breakfast bar, matching upstands and a ceramic inset sink unit, plus a central island unit with butchers block work top. The innovative design includes pull out larder cupboard and corner carousel to maximise storage space. High quality integrated appliances include an electric oven, microwave/grill oven, electric hob with extractor cowl above, under-counter fridge and freezer, dishwasher and washing machine. With double glazed windows to the rear and side elevations, and a double glazed panel door opening to the rear garden.

First Floor Landing 13'0" x 5'6" (3.96m x 1.68m)
A pleasant landing with radiator, fitted carpet and double glazed sash window to the front elevation.

Main Bedroom 13'11" x 12'5" (4.24m x 3.78m)

An impressive double room is fitted with a bank of wardrobes across one side, with matching dressing table, radiator, fitted carpet and twin double glazed windows to the rear elevation.

En-suite Bathroom 14'1" x 8'2" (4.29m x 2.49m)
A luxuriously proportioned and appointed facility features a modern white suite comprising of a large bathtub with tiled surround, separate shower enclosure with attractive wall boarding, pedestal wash basin and WC. With radiator, additional column radiator and towel rail, extractor fan, backlit vanity mirror, oak effect Karndean flooring and two double glazed windows. Access to built-in airing cupboard housing the hot water cylinder.

Bedroom Two 17'7" x 9'2" (5.36m x 2.79m)
Another fabulous double room, with radiator, fitted carpet and twin double glazed sash windows to the front elevation.

Bedroom Three 13'2" x 10'4" (4.01m x 3.15m)
A very comfortable double room with ceiling coving, radiator, fitted carpet and twin double glazed sash windows to the front elevation. A cast iron feature fireplace adds an appealing focal point.

Bedroom Four 11'4" x 9'2" (3.45m x 2.79m)
Also a good double room, with built-in wardrobe, radiator, fitted carpet and a double glazed window to the rear elevation.

Top Floor Landing
Fitted carpet, Velux roof light and access to a generous store room.

Bedroom 22'5" x 10'4" (6.83m x 3.15m)
An extremely generous attic room, with two Velux roof lights, radiator, fitted carpet and multiple access points to eaves storage space at either side.

Attic Store 9'4" x 8'7" (2.84m x 2.62m)
Providing convenient storage space.

External
The property stands well back from the roadside, behind a common green space over which a driveway provides vehicular access. A front paved forecourt is bordered by hedging, with gated access approach to the front door. Double doors open to a carport providing through access into the rear and towards the Garage.

Detached Garage 27'8" x 16'2" (8.43m x 4.93m)
A substantial double garage standing within the boundaries of the rear garden, approached over a gravelled driveway with resin-set ramp to an automatic up and over vehicular door, double glazed windows and personnel door at the side. Served with electric for lighting and power sockets and connected to mains water and drainage. A spiral staircase gives access to a useful boarded and insulated loft area with velux roof light and window to the gable end.

Gardens
The south-facing rear garden is a particularly appealing feature of the property, set within a part walled and part fenced boundary, bordering paddock land at the rear and offering pleasant views over surrounding countryside. Attractively landscaped providing lawned areas with attractive shrub and flower borders, with a central patio terrace featuring retained planters, water feature and pergola. There is also an enclosed vegetable and fruit garden at the far end, alongside a brick built stable with two good sized loose boxes and a tack/feed room.

Services
Mains water, electricity and drainage are all connected to the property. Central heating is from an oil fired boiler located in an external shed to the rear of the house.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



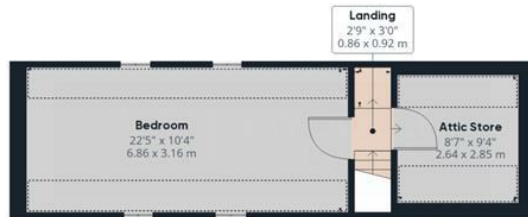




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1996.48 ft²
185.48 m²

Reduced headroom

139.11 ft²
12.92 m²

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.

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