



20A Beverley Road
Driffield, East Yorkshire YO25 6RX
Asking price £425,000

WP WOOLLEY
& PARKS

BEAUTIFUL GEORGIAN INSPIRED VILLA WITH CHARMING FEATURES THROUGHOUT 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This incredible Georgian style villa is an absolute must see. Standing proud within the heart of the vibrant market town of Driffield enjoying extensive accommodation over three floors with enclosed garden and generous outbuilding. Each room boasts charming traditional features with beautiful tall ceilings, attractive coving and décor plus plenty of natural light with windows to every aspect. The internal accommodation does require some updating however provides the right buyer huge potential to bring this former villa back to life. Well proportioned rooms with entrance hall, formal lounge, sun room extension, formal dining room, day room, cloakroom/w/c and kitchen all to the ground floor with three bedrooms, dressing area, store room and family bathroom to the first plus a further double bedroom and storage to second. The property also offers an accessible cellar. Externally there are well kept gardens to the front, side and rear plus large triple garage and work shop area. Offered to the open market at a competitive price and with no onward chain, we strongly recommend early viewings to fully appreciate the true quality and potential of the home on offer.



Entrance Hall 5'10" x 13'3" (1.78m x 4.06m)
Spacious and naturally light entrance hall with impressive glazed external door to side elevation complete with decorative fan light, ornate coving, traditional style central heating radiator and fitted carpets.

Lounge 19'9" x 14'11" (6.04m x 4.57m)
Stunning formal lounge with single glazed sliding sash window to front elevation, feature open fire with marble effect insert, attractive surround and matching hearth, ornate coving and ceiling rose with traditional style radiators and internal French doors to sun room extension.

Sun Room 13'3" x 5'11" (4.05m x 1.82m)
Superb sun room extension with single glazed windows to dual aspect, unspoiled garden views and mosaic tiled flooring.

Dining Room 13'4" x 11'5" (4.07m x 3.48m)
Impressive formal dining room with sliding sash window to front elevation, feature living flame fire with stunning cast iron surround and hearth, ornate coving, picture rail, attractive ceiling rose, traditional style radiator and fitted carpets.

Kitchen 10'0" x 8'11" (3.05m x 2.74m)
Fitted with a basic range of wall, base and drawer units complete with contrasting work surfaces and tiled splash backs, single bowl stainless steel sink unit with double drainer and mixer tap, ample space and plumbing for free standing appliances, sliding sash window to rear elevation and vinyl flooring.

Day Room 13'5" x 13'8" (4.11m x 4.18m)
Hugely versatile reception room with sliding sash window to rear elevation, ornate coving, traditional style radiator and fitted carpets.

Cellar
Providing ample storage with power supply and light.

First Floor Landing 12'5" x 10'2" (3.80m x 3.11m)
Turn flight staircase with sweeping balustrade gives access to the first floor landing with feature window to rear elevation, ornate coving and fitted carpets.

Main Bedroom 13'7" x 14'11" (4.15m x 4.55m)
Generous main bedroom with Georgian style arched window to front elevation, feature ornate coving, picture rail, traditional style radiator and fitted carpets.

Dressing Room 5'10" x 9'3" (1.78m x 2.84m)
Walk in dressing room with sliding sash window to side elevation, traditional style radiator and fitted carpets.

Bedroom Two 13'6" x 13'3" (4.13m x 4.04m)
A further generous double bedroom with Georgian style window to front elevation, ornate coving, traditional style central heating radiator and fitted carpets.

Bedroom Three 13'5" x 11'6" (4.09m x 3.53m)
Third spacious double bedroom with sliding sash window to rear elevation, traditional style radiator and fitted carpets.

Store Room 5'10" x 8'0" (1.80m x 2.44m)
Currently used as a store room with Georgian style window to side elevation and fitted carpets.

Family Bathroom 13'5" x 9'0" (4.11m x 2.75m)
Fitted with a four piece suite comprising corner bath, fully tiled shower cubicle with shower over, pedestal wash basin and low flush w/c, built in storage cupboard and airing housing hot water cylinder with sliding sash window to rear elevation, partially tiled walls and traditional style central heating radiator.

Second Floor Landing 4'8" x 6'3" (1.43m x 1.92m)
Sweeping staircase continues to the second floor with walk in eaves storage, fitted carpets and single glazed dormer style window to rear elevation.

Bedroom Four 17'10" x 12'5" (5.45m x 3.80m)
A further double bedroom with single glazed dormer style window to front elevation, eaves storage, access to loft space and fitted carpets.

Eaves Storage

External
The property enjoys gardens to all three sides, having

been mainly laid to lawn with mature and established borders.

Triple Garage

The property boasts an impressive outbuilding, currently used as a garage with work shop area with up and over double length garage door, power supply and light. The garage is accessed via a private gravelled drive providing ample off street parking and turning area.

Council Tax

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

Tenure

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

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.

Virtual Viewing/Videos

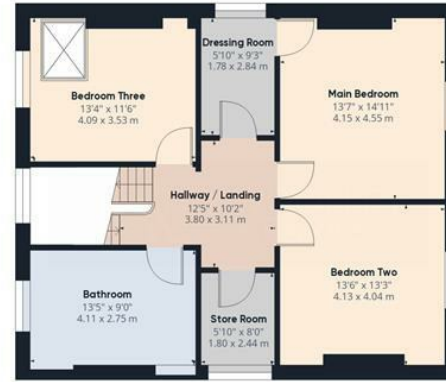
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in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







Ground Floor



Floor 2



Floor 3



Approximate total area⁽¹⁾

2158.06 ft²
200.49 m²

Reduced headroom

23.81 ft²
2.21 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
105-120 kWh/m ² /year A		10-15 g/kWh A	
81-105 kWh/m ² /year B		16-20 g/kWh B	
61-81 kWh/m ² /year C		21-25 g/kWh C	
41-61 kWh/m ² /year D		26-30 g/kWh D	
21-41 kWh/m ² /year E		31-35 g/kWh E	
1-21 kWh/m ² /year F		36-40 g/kWh F	
Not energy efficient - higher running costs G		41-45 g/kWh G	

England & Wales EU Directive 2002/91/EC